

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Termination for Convenience: RFP-600466-08/BJC with JPI Mechanical Services, Inc.

DEPARTMENT: Administrative Services

DIVISION: Purchasing and Contracts

AUTHORIZED BY: Frank Raymond

CONTACT: Ray Hooper

EXT: 7111

MOTION/RECOMMENDATION:

Approve Termination for Convenience of RFP-600466-08/BJC with JPI Mechanical Services, Inc. of Casselberry, FL, and authorize staff to issue final Notice of Termination.

County-wide

Ray Hooper

BACKGROUND:

RFP-600466-08/BJC - HVAC Maintenance and Repairs provides for all labor, materials, supervision, tools, equipment, refrigerant, oil, filters, components and other parts required to operate, maintain and repair the County's Heating, Ventilation, Air Conditioning and Refrigeration systems (HVACR). On September 9, 2008, the Board approved these services and the Agreement was executed with JPI Mechanical Services Inc. on October 13, 2008.

On September 22, 2009, the Board approved a plan to "in source" the preventive maintenance of this agreement to create savings. The repair portion is currently being solicited under RFP-600754-09/BJC and will close on October 28, 2009. Written notice of the County's intent to terminate these services after one year of service effective midnight on October 12, 2009, was sent to JPI Mechanical Services, Inc. on September 25, 2009. A copy of this letter is attached as backup to this agenda item.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Termination for Convenience of RFP-600466-08/BJC with JPI Mechanical Services, Inc. of Casselberry, FL, and authorize staff to issue final Notice of Termination.

ATTACHMENTS:

1. RFP-600466-08/BJC
2. Termination letter to JPI
3. Notice of termination for convenience

Additionally Reviewed By:

☒ County Attorney Review (Ann Colby)

**HVAC MAINTENANCE AND REPAIR SERVICES AGREEMENT
(RFP-600466-08/BJC)**

THIS AGREEMENT is made and entered into this 13 day of October, 2008, by and between **JPI MECHANICAL SERVICES, INC.**, duly authorized to conduct business in the State of Florida, whose address is 306 Ryder Lane, #1218, Casselberry, Florida 32707, hereinafter called "CONTRACTOR" and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called "COUNTY".

W I T N E S S E T H:

WHEREAS, COUNTY desires to retain the services of a competent and qualified CONTRACTOR to provide HVAC maintenance and repair services in Seminole County; and

WHEREAS, COUNTY has requested and received expressions of interest for the retention of services of a CONTRACTOR; and

WHEREAS, CONTRACTOR is competent and qualified to furnish services to COUNTY and desires to provide its services according to the terms and conditions stated herein,

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, COUNTY and CONTRACTOR agree as follows:

SECTION 1. SERVICES. COUNTY does hereby retain CONTRACTOR to furnish services and perform those tasks as further described in the Scope of Services and Performance Work Statement attached hereto and incorporated herein as Exhibit A. CONTRACTOR shall also be bound by all requirements contained in the solicitation package and all addenda thereto.

SECTION 2. AUTHORIZATION FOR SERVICES. Authorization for performance of professional services by CONTRACTOR under this Agreement

shall be in the form of written Notice to Proceed issued and executed by COUNTY.

SECTION 3. COMPENSATION AND PAYMENT. Preventative maintenance cost compensation shall be a fixed fee; repair cost shall be a fixed not-to-exceed amount. Both shall be combined and invoiced by the CONTRACTOR and paid by the COUNTY in twelve (12) equal amounts. At the end of the contract year, the COUNTY and the CONTRACTOR will reconcile all expenditures related to repair cost only. If the not-to-exceed repair total amount has not been spent, CONTRACTOR shall pay back the unspent funds to the COUNTY at the end of the contract year.

Preventative Maintenance/year	\$445,000.00
Repair (not-to-exceed)/year	\$444,000.00
Total Annual Amount	\$889,000.00
Monthly Payment	\$ 74,083.33

SECTION 4. BILLING AND PAYMENT

(a) CONTRACTOR shall render to COUNTY at the close of each calendar month a properly dated and itemized invoice including, but not limited to, the following information:

- (1) The name and address of CONTRACTOR;
- (2) Contract Number;
- (3) A complete and accurate record of services performed by CONTRACTOR for all services performed by CONTRACTOR during that month and for which COUNTY is being billed;
- (4) A description of the services rendered in (3) above with sufficient detail to identify the exact nature of the work performed; and
- (5) Such other information as may be required by this Agreement or requested by COUNTY from time to time.

The original invoice and one (1) copy shall be sent to:


Director of County Finance
Seminole County Board of County Commissioners
Post Office Box 8080
Sanford, Florida 32772

Two (2) copies of the invoice shall be sent to:

Administrative Services/Facilities
200 West County Home Road
Sanford, Florida 32773

(b) Payment shall be made after review and approval by COUNTY within thirty (30) days of receipt of a proper invoice from CONTRACTOR.

SECTION 5. AUDIT OF RECORDS.

(a) COUNTY may perform, or have performed, an audit of the records of CONTRACTOR after final payment to support final payment hereunder. This audit would be performed at a time mutually agreeable to CONTRACTOR and COUNTY subsequent to the close of the final fiscal period in which the last work is performed.  Total compensation to CONTRACTOR may be determined subsequent to an audit as provided for in subsection (b) and of this Section and the total compensation so determined shall be used to calculate final payment to CONTRACTOR. Conduct of this audit shall not delay final payment as required by Section 4(b).

(b) CONTRACTOR agrees to maintain all books, documents, papers, accounting records, and other evidences pertaining to work performed under this Agreement in such a manner as will readily conform to the terms of this Agreement and to make such materials available at CONTRACTOR's office at all reasonable times during this Agreement period and for five (5) years from the date of final payment under this Agreement for audit or inspection as provided for in subsection (a) of this Section.

(c) In the event any audit or inspection conducted after final payment, but within the period provided in subsection (b) of this

Section, reveals any overpayment by COUNTY under the terms of this Agreement, CONTRACTOR shall refund such overpayment to COUNTY within thirty (30) days of notice by COUNTY.

SECTION 6. RESPONSIBILITY OF CONTRACTOR.

(a) CONTRACTOR shall be responsible for the professional quality of services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in its services.

(b) Neither COUNTY's review, approval, acceptance of, nor payment for any of the services required shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement; and CONTRACTOR shall be and remain liable to COUNTY in accordance with applicable law for all damages to COUNTY caused by CONTRACTOR's performance of any of the services furnished under this Agreement.

SECTION 7. TERM. This Agreement shall take effect on the date of its execution by COUNTY and shall remain in effect for a period of three (3) years. At the option of the parties, this Agreement may be renewed for three (3) additional one (1) year terms.

SECTION 8. TERMINATION.

(a) COUNTY may, by written notice to CONTRACTOR, terminate this Agreement, in whole or in part, at any time, either for COUNTY's convenience or because of the failure of CONTRACTOR to fulfill CONTRACTOR's Agreement obligations. Upon receipt of such notice, CONTRACTOR shall:

(1) Immediately discontinue all services affected unless the notice directs otherwise; and

(2) Deliver to COUNTY all plans, studies, reports, estimates, summaries, and such other information and materials as may

have been accumulated by CONTRACTOR in performing this Agreement, whether completed or in process.


(b) If the termination is for the convenience of COUNTY, CONTRACTOR shall be paid compensation for services performed to the date of termination. CONTRACTOR shall be paid no more than a percentage of the Fixed Fee amount equivalent to the percentage of the completion of work contemplated by this Agreement.

(c) If the termination is due to the failure of CONTRACTOR to fulfill its Agreement obligations, COUNTY may take over the work and prosecute the same to completion by Agreement or otherwise. In such case, CONTRACTOR shall be liable to COUNTY for reasonable additional costs occasioned to COUNTY thereby. CONTRACTOR shall not be liable for such additional costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault or negligence of CONTRACTOR. Such causes may include, but are not limited to, acts of God or of the public enemy, acts of COUNTY in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but, in every case, the failure to perform must be beyond the control and without the fault or negligence of CONTRACTOR.

(d) If, after notice of termination for failure to fulfill Agreement obligations, it is determined that CONTRACTOR had not so failed, the termination shall be deemed to have been effected for the convenience of COUNTY. In such event, adjustment in the Agreement price shall be made as provided in subsection (b) of this Section.

(e) The rights and remedies of COUNTY provided in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

SECTION 9. EQUAL OPPORTUNITY EMPLOYMENT. CONTRACTOR agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, national origin, or disability and will take steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age, national origin, or disability. This provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

SECTION 10. NO CONTINGENT FEES. CONTRACTOR warrants that it has not employed or retained any company or persons other than a bona fide employee working solely for CONTRACTOR to solicit or secure this Agreement and that CONTRACTOR has not paid or agreed to pay any persons, company, corporation, individual,  or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, COUNTY shall have the right to terminate this Agreement at its discretion without liability and to deduct from the Agreement price or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

SECTION 11. ASSIGNMENT. This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered under any circumstances by the parties hereto without prior written consent of the opposite party and only by a document of equal dignity herewith.

SECTION 12. SUBCONTRACTORS. In the event CONTRACTOR, during the course of the work under this Agreement, requires the services of any

subcontractors or other professional associates in connection with service covered by this Agreement, CONTRACTOR must secure the prior written approval of COUNTY. If subcontractors or other professional associates are required in connection with the services covered by this Agreement, CONTRACTOR shall remain fully responsible for the services of subcontractors or other professional associates.

SECTION 13. BONDS. Upon signing and returning this Agreement to the COUNTY, the CONTRACTOR shall furnish the COUNTY with a performance bond in the full amount of the annual contract price. The performance bond shall be issued by a reliable surety company acceptable to the COUNTY. A performance bond shall be issued for each year of this Agreement in an amount equal to one hundred percent (100%) of the annual amount of this Agreement.


SECTION 14. INDEMNIFICATION OF COUNTY. CONTRACTOR agrees to hold harmless, replace, and indemnify COUNTY, its commissioners, officers, employees, and agents against any and all claim, losses, damages, or lawsuits for damages, arising from, allegedly arising from, or related to the provision of services hereunder by CONTRACTOR whether caused by CONTRACTOR or otherwise. This hold harmless, release, and indemnification shall include any claim based on negligence, action, or inaction of the parties.

SECTION 15. INSURANCE.

(a) General. CONTRACTOR shall, at CONTRACTOR's own cost, procure the insurance required under this Section.

(1) CONTRACTOR shall furnish COUNTY with a Certificate of Insurance signed by an authorized representative of the insurer evidencing the insurance required by this Section (Workers' Compensation/Employer's Liability, Commercial General Liability, and Business Auto). COUNTY, its officials, officers, and employees shall be

named additional insured under the Commercial General Liability policy. The Certificate of Insurance shall provide that COUNTY shall be given not less than thirty (30) days written notice prior to the cancellation or restriction of coverage. Until such time as the insurance is no longer required to be maintained by CONTRACTOR, CONTRACTOR shall provide COUNTY with a renewal or replacement Certificate of Insurance not less than thirty (30) days before expiration or replacement of the insurance for which a previous certificate has been provided.

(2) The Certificate shall contain a statement that it is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement. In lieu of the statement on the Certificate, CONTRACTOR shall, at the option of COUNTY, submit a sworn, notarized statement from an authorized representative of the insurer that the Certificate is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement.  **The Certificate shall have this Agreement number clearly marked on its face.**

(3) In addition to providing the Certificate of Insurance, if required by COUNTY, CONTRACTOR shall, within thirty (30) days after receipt of the request, provide COUNTY with a certified copy of each of the policies of insurance providing the coverage required by this Section.

(4) Neither approval by COUNTY nor failure to disapprove the insurance furnished by CONTRACTOR shall relieve CONTRACTOR of CONTRACTOR's full responsibility for performance of any obligation including CONTRACTOR's indemnification of COUNTY under this Agreement.

(b) Insurance Company Requirements. Insurance companies providing the insurance under this Agreement must meet the following requirements:

(1) Companies issuing policies other than Workers' Compensation must be authorized to conduct business in the State of Florida and prove same by maintaining Certificates of Authority issued to the companies by the Department of Insurance of the State of Florida. Policies for Workers' Compensation may be issued by companies authorized as a group self-insurer by Section 440.57, Florida Statutes.

(2) In addition, such companies other than those authorized by Section 440.57, Florida Statutes shall have and maintain a Best's Rating of "A" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company shall: (i) lose its Certificate of Authority, (ii) no longer comply with Section 440.57, Florida Statutes, or (iii) fail to maintain the requisite Best's Rating and Financial Size Category, CONTRACTOR shall, as soon as CONTRACTOR has knowledge of any such circumstance, immediately notify COUNTY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as CONTRACTOR has replaced the unacceptable insurer with an insurer acceptable to COUNTY, CONTRACTOR shall be deemed to be in default of this Agreement.

(c) Specifications. Without limiting any of the other obligations or liability of CONTRACTOR, CONTRACTOR shall, at CONTRACTOR's sole expense, procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in this Section. Except as otherwise specified in this Agreement, the insurance shall become effective prior to the commencement of work by CONTRACTOR

and shall be maintained in force until this Agreement's completion date. The amounts and types of insurance shall conform to the following minimum requirements.

(1) Workers' Compensation/Employer's Liability.

(A) CONTRACTOR's insurance shall cover CONTRACTOR for liability which would be covered by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance without restrictive endorsements. CONTRACTOR will also be responsible for procuring proper proof of coverage from its subcontractors of every tier for liability which is a result of a Workers' Compensation injury to the sub-CONTRACTOR's employees. The minimum required limits to be provided by both CONTRACTOR and its subcontractors are outlined in subsection (c) below. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States Longshoremen and Harbor Workers' Compensation Act, Federal Employers' Liability Act, and any other applicable Federal or State laws.

(B) Subject to the restrictions of coverage found in the standard Workers' Compensation Policy, there shall be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act, the United States Longshoremen and Harbor Workers' Compensation Act, or any other coverage customarily insured under Part One of the standard Workers' Compensation Policy.

(C) The minimum amount of coverage under Part Two of the standard Workers' Compensation Policy shall be:

\$1,000,000.00	(Each Accident)
\$1,000,000.00	(Disease-Policy Limit)
\$1,000,000.00	(Disease-Each Employee)

(2) Commercial General Liability.

(A) CONTRACTOR's insurance shall cover CONTRACTOR for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office without the attachment of restrictive endorsements other than the elimination of Coverage C, Medical Payment and the elimination of coverage for Fire Damage Legal Liability.

(B) The minimum limits to be maintained by CONTRACTOR (inclusive of any amounts provided by an Umbrella or Excess policy) shall be as follows:

LIMITS

General Aggregate	Three (3) Times the Each Occurrence Limit
Personal & Advertising Injury Limit	\$500,000.00
Each Occurrence Limit	\$500,000.00

(3) Business Auto Policy

(A) CONTRACTOR'S insurance shall cover CONTRACTOR for those sources of liability which would be covered by Part IV of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements. Coverage shall include owned, non-owned, and hired autos.

(B) The minimum limits to be maintained by CONTRACTOR (inclusive of any amounts provided by an Umbrella or Excess policy) shall be per-accident, combined single limit for bodily injury liability and property damage liability. If the coverage is subject to an aggregate, CONTRACTOR shall maintain separate aggregate limits of coverage applicable to claims arising out of or in connection with the work under this Agreement. The separate aggregate limits to be maintained by CONTRACTOR shall be a minimum of three (3) times the per-


accident limit required and shall apply separately to each policy year or part thereof.

(C) The minimum amount of coverage under the Business Auto Policy shall be:

LIMITS

Each Occurrence Bodily	\$1,000,000.00
Injury and Property Damage	
Liability Combined	

(d) Coverage. The insurance provided by CONTRACTOR pursuant to this Agreement shall apply on a primary basis and any other insurance or self-insurance maintained by COUNTY or COUNTY's officials, officers, or employees shall be excess of and not contributing with the insurance provided by or on behalf of CONTRACTOR.

(e) Occurrence Basis. The Workers' Compensation Policy and the Commercial General Liability required by this Agreement shall be provided on an occurrence rather than a claims-made basis. The Professional Liability insurance  must either be on an occurrence basis, or, if a claims-made basis, the coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

(f) Obligations. Compliance with the foregoing insurance requirements shall not relieve CONTRACTOR, its employees, or agents of liability from any obligation under this Section or any other portions of this Agreement.

SECTION 16. DISPUTE RESOLUTION.

(a) In the event of a dispute related to any performance or payment obligation arising under this Agreement, the parties agree to exhaust COUNTY dispute resolution procedures prior to filing suit or otherwise pursuing legal remedies. COUNTY dispute resolution procedures

for proper invoice and payment disputes are set forth in Section 22.15, "Prompt Payment Procedures," Seminole County Administrative Code. Contract claims include all controversies, except disputes addressed by the "Prompt Payment Procedures," arising under this Agreement within the dispute resolution procedures set forth in Section 8.1539, "Contract Claims," Seminole County Administrative Code.

(b) CONSULTANT agrees that it will file no suit or otherwise pursue legal remedies based on facts or evidentiary materials that were not presented for consideration in COUNTY dispute resolution procedures set forth in subsection (a) above of which CONSULTANT had knowledge and failed to present during COUNTY dispute resolution procedures.

(c) In the event that COUNTY dispute resolution procedures are exhausted and a suit is filed or legal remedies are otherwise pursued, the parties shall exercise best efforts to resolve disputes through voluntary mediation. Mediator selection and the procedures to be employed in voluntary mediation shall be mutually acceptable to the parties. Costs of voluntary mediation shall be shared equally among the parties participating in the mediation.

SECTION 17. REPRESENTATIVE OF COUNTY AND CONTRACTOR.

(a) It is recognized that questions in the day-to-day conduct of performance pursuant to this Agreement will arise. COUNTY, upon request by CONTRACTOR, shall designate in writing and shall advise CONTRACTOR in writing of one or more COUNTY employees to whom all communications pertaining to the day-to-day conduct of this Agreement shall be addressed. The designated representative shall have the authority to transmit instructions, receive information, and interpret and define COUNTY's policy and decisions pertinent to the work covered by this Agreement.

(b) CONTRACTOR shall, at all times during the normal work week, designate or appoint one or more representatives of CONTRACTOR who are authorized to act on behalf of CONTRACTOR regarding all matters involving the conduct of the performance pursuant to this Agreement and shall keep COUNTY continually advised of such designation.

SECTION 18. ALL PRIOR AGREEMENTS SUPERSEDED. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are not commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

SECTION 19. MODIFICATIONS, AMENDMENTS OR ALTERATIONS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

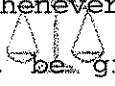
SECTION 20. INDEPENDENT CONTRACTOR. It is agreed that nothing herein contained is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the parties or as constituting CONTRACTOR, including its officers, employees, and agents, as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. CONTRACTOR is to be and shall remain an independent CONTRACTOR with respect to all services performed under this Agreement.

SECTION 21. EMPLOYEE STATUS. Persons employed by CONTRACTOR in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment com-

pensation, civil service, or other employee rights or privileges granted to COUNTY's officers and employees either by operation of law or by COUNTY.

SECTION 22. SERVICES NOT PROVIDED FOR. No claim for services furnished by CONTRACTOR not specifically provided for herein shall be honored by COUNTY.

SECTION 23. PUBLIC RECORDS LAW. CONTRACTOR acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes to release public records to members of the public upon request. CONTRACTOR acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement.

SECTION 24. NOTICES. Whenever either party desires to give notice unto the other, it must  be given by written notice sent by certified United States mail, return receipt requested addressed to the party for whom it is intended at the place last specified and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice, to wit:

For COUNTY:

Administrative Services/Facilities
200 West County Home Road
Sanford, Florida 32773

For CONTRACTOR:

JPI Mechanical Services, Inc.
306 Ryder Lane, #1218
Casselberry, Florida 32707

SECTION 25. RIGHTS AT LAW RETAINED. The rights and remedies of COUNTY provided for under this Agreement are in addition to any other rights and remedies provided by law.

SECTION 26. COMPLIANCE WITH LAWS AND REGULATIONS. In providing all services pursuant to this Agreement, CONTRACTOR shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such services including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules, or regulations shall constitute a material breach of this Agreement and shall entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to CONTRACTOR.

SECTION 27. CONFLICT OF INTEREST.

(a) CONTRACTOR agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with COUNTY or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes relating to ethics in government.

(b) CONTRACTOR hereby certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes as over 5 percent) either directly or indirectly, in the business of CONTRACTOR to be conducted here and that no such person shall have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes, CONTRACTOR hereby agrees that monies received from COUNTY pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal agency.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes stated herein.

ATTEST:

JPI MECHANICAL SERVICES, INC.

Maria Morales
Secretary

By: Ramon L. Morales
RAMON L. MORALES, President

(CORPORATE SEAL)

Date: 10/01/2008

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: Maryanne Morse *ec*
MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: Brenda Carey
BRENDA CAREY, Chairman

Date: October 13, 2008

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

As authorized for execution by
the Board of County Commissioners
at their 9/9, 2008,
regular meeting.



[Signature]
County Attorney

AEC/epk
8/12/08

P:\Users\Legal Secretary CSB\Purchasing 2008\Agreements\RFP-600466-08.doc

Attachment:

Exhibit A - Scope of Services

Exhibit A
Scope of Services and Fee schedule

PRICE PROPOSAL FORM

A Hybrid contract will be utilized to procure these services. Preventative Maintenance will be quoted on a fixed annual amount. HVAC Repair will have a compensation method of time and materials and will provide for the acquisition of services based on direct labor hours and material cost. Direct labor hours are paid for at specified fixed hourly rates that include wages, overhead, general and administrative expenses and profit. Material costs are paid generally at cost, including, if appropriate, material handling charges. The fixed hourly rates shall include all costs for work in place, including, but not limited to:

- General Administrative Overhead
- Fringe and benefits
- Profit
- Transportation of material to the project site
- Tools and related items
- Cost associated with company officers and support staff, superintendents, inspectors, project managers, estimators, administrators, buyers, etc.

Contractor shall provide the County with copies of invoices for materials with Application for Payment.

PART 1: PREVENTATIVE MAINTENANCE BASE TOTAL - Base Bid for Preventative Maintenance includes all associated costs for work completed as outlined in Section 16 of the attached scope of services.

Fixed Annual Amount \$ 445,000.⁰⁰

PART 2: HVAC REPAIR BASE BID – Base Bid for HVAC Repair includes all associated equipment inventoried in Exhibit "B" and covered in the Scope of Services (Exhibit "A").

DX Split/Package System*	\$ <u>153,000.⁰⁰</u>
Chilled Water Systems*	\$ <u>169,000.⁰⁰</u>
Ice Machines*	\$ <u>12,000.⁰⁰</u>
Boilers*	\$ <u>61,000.⁰⁰</u>
Heaters*	\$ <u>34,000.⁰⁰</u>
Exhaust Fans*	\$ <u>15,000.⁰⁰</u>

HVAC Repair Base Bid Total \$ 889,000.⁰⁰
Fixed Annual Not-to-Exceed Amount

* - Equipment classifications for HVAC Repair includes all associated costs for systems/components/parts covered in the Scope of Services (Exhibit "A") as outlined in Section 4.4 and inventoried in Exhibit "B".

COMPANY NAME: JPL Mechanical Services Inc.

PART 3: - Not included in Base Price Proposal (Rates required for monthly invoicing).

HVAC REPAIR SERVICES COSTS

Minimum Service Charge: \$ 158.⁰⁰
(Based on two (2) hours or less)

Hourly Rate for Services: \$ 79.⁰⁰
(Standard Working Hours 7:00 AM – 5:00 PM M-F)

Hourly Rate for Services \$ 118.⁵⁰
(Non-Standard Working Hours, other than 7:00 AM – 5:00 PM M-F)

NOTE: The award of this project will be made on the base Proposal Costs for Preventative Maintenance and HVAC Repair. Hourly rates and the service charge will be for monthly billing and tracking only.

Contractor will provide emergency services to sites not under the Agreement at the agreed upon contract hourly rates (Part 3) plus cost of parts. The County will pay Contractor for the cost of parts utilized in the performance of specified work. The County will reimburse the Contractor for parts at their actual invoiced cost. The Contractor must submit copies of invoices to the County.

COMPANY NAME: JPI Mechanical Services Inc.

RFP-600466-08/BJC - HVAC MAINTENANCE AND REPAIR AGREEMENT**SECTION 1. SERVICES**

- A. CONTRACTOR shall furnish all labor, materials, supervision, tools, equipment, refrigerant, oil, filters, components and other parts required to operate, maintain and correct any malfunction in COUNTY's Heating, Ventilation, Air Conditioning and Refrigeration systems(HVACR). CONTRACTOR is also responsible for Water Treatment Service on boilers, cooling towers and chilled water systems. Maintenance and repair shall be performed in strict accordance with recommended manufacturer procedures and specifications, and or the schedules and specifications enumerated in this Scope of Services. CONTRACTOR shall make all warranty claims related to equipment components still in warranty.
- B. The services required in Section 1-A shall not include repair or replacement services for any component damaged due to misuse, improper operation or negligence by a party other than CONTRACTOR; negligence of the COUNTY, its employees or invitees. All equipment, components and related systems shall be accepted in its "as is" condition prior to proposal submittal.
- C. Upon the COUNTY'S request the CONTRACTOR shall provide emergency services to sites not under the current Agreement at the agreed upon contract hourly rates plus cost of parts.
- D. All COUNTY equipment still under manufacturer's warranty period shall have Preventative Maintenance performed by the CONTRACTOR in accordance with Manufacturer's specifications. Any necessary repairs to said equipment shall be coordinated or completed by the CONTRACTOR with the responsibility of said CONTRACTOR to receive reimbursement from the manufacturer, no expense will be incurred by the COUNTY.
- E. CONTRACTOR shall make every effort possible in the acquisition of replacement components, or their repair, and their corresponding installation, so equipment downtime is kept to a minimum reasonable time. For parts not available locally, the CONTRACTOR shall request next day air delivery from its supplier.

SECTION 2. EQUIPMENT COVERED

- A. The equipment initially covered by the terms of this Scope of Services, now totaling an aggregate for each classification (provided for illustrative purposes only):

Tonnage DX split/package systems	<u>1667</u>
Tonnage Chill Water Systems	<u>2795</u>
Tonnage Ice Machines	<u>35.5</u>
MBTU's Boilers	<u>26,297</u>
MBTU's Heaters	<u>668.75</u>
Horse Power Exhaust Fans	<u>355.21</u>

All equipment is inventoried in Exhibit "B" of this Scope of Services. The COUNTY may add or delete additional units to the listing of equipment in accordance with the terms of

this Scope of Services; however, upon any increase/decrease in the total tonnage/MBTUs/HP of COUNTY equipment which cumulatively meets or exceeds five percent (5%) of the total aggregate tonnage/MBTUs/HP of a specific COUNTY HVAC equipment classification, the parties may negotiate a cost adjustment not-to-exceed the gross amount of change (increase/decrease) of the annual repair cost for the associated totals of the specific classifications of equipment (as outlined in this section (2.A) and exhibit "C" of the agreement). Any equipment modification (increase/decrease) which has tonnage/MBTUs/HP totaling less than five percent (5%) of the overall tonnage/MBTUs/HP for the equipment classification covered in Exhibit "B" of the Scope of Services will result in no immediate adjustment to the Agreement.

- B. For preventative maintenance, any increase/decrease of equipment that meets or exceeds five percent (5%) and requires a cost adjustment to the agreement, the parties may negotiate a cost adjustment not-to-exceed the gross amount of change (increase/decrease) of the annual preventative maintenance of the specific equipment classification.
- C. There shall be no exceptions or deletions to Attachment "B" based on age, condition, hours, use, etc., nor shall there be a repair cost "cap" assigned to any equipment.
- D. All cost adjustments associated with this section (2) of the scope of services will take place on a cumulative basis when the equipment totals meet or exceed the five percent (5%) threshold, furthermore, no adjustments will be retroactive.

NOTE: Equipment classifications totals have been formulated by Seminole County, it is the responsibility of the CONTRACTOR to confirm all totals and notify the COUNTY of any discrepancies.

SECTION 3. DEFINITIONS

HVAC Definitions as per ASHRAE & GSA to be used in this contract.

- A. Systems - These HVAC systems provide cooling, heating, and dehumidification to a building. A building may have one type, several of the same type, or combinations of systems. Examples of systems are:
 - 1. Chilled Water Systems – Included but not limited to the following components: chillers, boilers, air handlers, cooling towers, heat exchangers, pumps, piping, ductwork, VAV boxes, diffusers, controls and BAS.
 - 2. DX Split Systems – Included but not limited to the following components: condenser unit, air handler, refrigerant lines, ductwork, diffusers, controls and BAS.
 - 3. DX Packaged Systems – Included but not limited to the following components: the packaged unit, ductwork, diffusers, controls and BAS.
- B. Components - Components are part of a system as detailed above. They do not perform a cooling, heating, or dehumidification function by themselves. Examples of components

are: chillers, boilers, air handlers, pumps, BAS and heat exchangers.

- C. Parts - Parts, combined together, form a component. Examples of parts are: coils, sensors, fan wheel, belt, motor, damper, PC, valves, relays and compressors.
- D. Major Components – Major components are chillers, boilers, air handlers, cooling towers and condensing units.
- E. Contract Documents – the documents that will form the Contract between the parties, including the "Request for Proposal (which includes the Scope of Services)", any attachments or addendum thereto, the CONTRACTOR's "Proposal" and the executed agreement, provided, however, that the terms of this scope of Services shall prevail if in conflict with any other document.
- F. County's Representative – The designated official to represent the COUNTY. The Facilities Management Division Program Manager of the COUNTY or his/her designee shall be the COUNTY's Representative for the purpose of the contract documents. Wherever in the Contract document's the approval, disapproval, consent, consultation, direction, or other action of the COUNTY is anticipated; such actions shall relate to the COUNTY's Representative unless the context or a provision of law otherwise specifies the action to be taken by the Board of County Commissioners or a person who is not the COUNTY's Representative.
- G. Preventative Maintenance (PM) – scheduled and routine servicing of systems, equipment and components (scheduled routine inspection and servicing) in order to mitigate and reduce breakdowns, prolong the life expectancy of systems, equipment and components, minimize equipment downtime and enhance system performance. Preventative Maintenance shall meet or exceed ASHRAE specifications, warranties and recommendations.
- H. "Re-repair" means a repair of the same complaint within a thirty (30) day period due to parts failure, misdiagnosis or mechanic error. Note that re-repairs will be determined by either work on the same component and/or the same symptoms being reported with the designated period. In cases of disagreement, the decision will be up to the COUNTY's sole discretion. If additional repairs are needed because of parts failure, misdiagnosis or mechanic error, this will fall under the re-repair definition.

SECTION 4. HVAC SYSTEMS/COMPONENTS/PARTS

- A. LOCATION - The HVAC systems referenced in Section 1.A are located in the COUNTY'S Buildings set out in the County Building List attached hereto and incorporated herein as Exhibit "B". The COUNTY reserves the right to add or delete sites or individual pieces of equipment from this list. CONTRACTOR will be notified of such changes by the COUNTY's Purchasing Division.
- B. SYSTEMS/COMPONENTS/PARTS – Included but not limited to: Actuators, Air Filters, Air Handlers, Hydronic Hot Water Heating, Breakers, Starters, Disconnects, Fuses and other protection devices directly related to a piece of HVAC equipment, Chilled Water Piping Loops, Chillers, Coils, Condensate Pumps, Condensate Return Piping Loops, Condenser

Water Piping Loops, Controls (Pneumatic and Electronic), Cooling Towers, Domestic Hot Water Heat Exchangers and related pumps, Ductwork (Supply, Return & Exhaust; to include ducts, fittings, actuators, housings, balancing dampers, fire dampers, hangers and appurtenances comprising a duct system), ECU's, Electrical Wiring from equipment disconnect to equipment, Energy Management Systems to include Trane Tracer Summit Panel, UCM's, BCU's, PCM's, TCM's, Cabling (see Sites Under Building Automated System (BAS) Management Networks, ATTACHMENT "D"), Equipment Bases/Supporting Structures, Equipment Enclosures, Exhaust Fans, Fan Coil Units, Filter Units, Heat Exchangers (Hot Water, Domestic & Steam), Hot Water Piping Loops, Ice Machines, Piping System (Includes pipes, fittings, hangers and appurtenances comprising a system), Pneumatic Air Compressors (including refrigerated air driers), Pneumatic Systems, Pressure Regulators, Pressure Relief Valves, Power Roof Ventilators, Pumps and their corresponding motors (including sump pumps and pit pumps), Reciprocating Equipment, Sensors, Steam Piping Loops, Steam System, Thermostats, Traps, Unitary Equipment, VAV Boxes, Water Makeup System from the backflow preventer/check valve forward, inclusive, Water Treatment Equipment, All Valves, Variable Speed Drives, Fan Terminal Boxes, Condensing Units, Heat Pumps, Insulation (ductwork, piping), Ductwork (sheet metal, flexible, fiberglass), Diffusers, Grills, Registers, Mechanical Louvers and other HVAC related equipment or systems in the County buildings included in the COUNTY Building Listing attached hereto and incorporated herein as Exhibit "B".

- C. CONTRACTOR shall have inspected and evaluated the COUNTY's HVAC equipment prior to proposal submittal. Equipment will be accepted by CONTRACTOR on an "as is" basis.
- D. CONTRACTOR is responsible to become fully familiarized with the buildings where services are to be provided; security and safety requirements, building layout, vehicle access, fire alarm systems, exits and breaker panels and/or the nature and extent of the work required and its relation to any other work in the area, including possible interference to/from other site activities.

SECTION 5. PROVISION OF QUALIFIED PERSONNEL

- A. Contractor shall have (1) dedicated HVAC Foreman with a staff as necessary to meet all requirements outlined in this scope of services. All personnel working under this Agreement shall be trained and certified in all systems, components and parts related to the COUNTY HVAC systems, attached hereto and incorporated herein as Exhibit "B". Training and certification must be through a State accredited institution. All technicians must be EPA certified for refrigerant handling. Copies of certificates of completion of training, and certificate on refrigerant handling must be submitted to the COUNTY. Each HVAC technician shall wear company assigned uniform and identification badge at all times during the performance of contract services while in COUNTY property. At least one HVAC technician shall be trained and proficient in the operation, troubleshooting, maintenance and repairs of computerized Building Automation Systems. The HVAC technicians assigned to this Agreement must have been previously approved by the COUNTY's Representative to this Agreement. Any changes in the above referenced personnel assignment must also be approved by the COUNTY'S Representative to this Agreement.

- B. During the term of this Agreement, CONTRACTOR shall notify the COUNTY, in writing, of any changes to the above personnel associated to this agreement before proceeding with change.
- C. One certified HVAC Foreman/Supervisor shall be designated as the appointed CONTRACTOR's representative. This person will expedite and provide COUNTY with daily information on work order status and daily activities of the HVAC mechanics assigned to this contract.
- D. Identification badges — The County will issue the first badge to each employee assigned to this Agreement at no cost to the Contractor. At the beginning of each contractual year, the County will update the employee badges and issue new badges. These badges are to be worn on the outside of employee's uniform shirts. The badges are to worn at all times. If a badge is misplaced or lost it will be the responsibility of the Contractor to get their employee a new badge issued by the County. The fee for a reissuance of a County badge will be fifteen dollars (\$15.00).

SECTION 6. PROCEDURES FOR PERFORMING SERVICES

- A. All tasks required in this Scope of Services and Preventive Maintenance Schedules shall be performed in strict accordance with all the applicable equipment manufacturer's procedures and specifications for servicing and maintaining its equipment.
- B. In the event the Scope of Services and Preventive Maintenance Schedules conflict with the equipment manufacturer's procedures and specifications, said equipment manufacturer's procedures and specifications shall prevail unless directed otherwise by the COUNTY's Contract Representative.
- C. In the performance of services, CONTRACTOR is solely responsible for compliance with all actual Federal, State and Local Codes and Regulations applicable to the HVAC trade at the time of performing services, including, but not limited to Regulations concerning the handling, use, reclaim and disposal of CFC's. CONTRACTOR shall also comply with the COUNTY's Safety Plan, Policies and other governing laws and policies as applicable in the performance of services.
- D. Any mutually agreed alteration, modification or retrofit to the COUNTY's HVAC equipment shall be performed according to equipment manufacturer's procedures and specifications if applicable.
- E. All Preventive Maintenance and Repairs to the COUNTY's HVAC equipment shall be performed according to the equipment manufacturer specifications and procedures detailed in the equipment manuals, or as detailed in this Scope of Services.
- F. All electric motor replacement shall be made with energy efficient type motors, which rating must be previously approved by the COUNTY's Designated Contract Representative.
- G. Acid or other corrosive agents used for cleaning of equipment components is not authorized under this agreement unless specifically agreed by the COUNTY in writing prior

to use. Each use shall require separate approval (no blanket approvals).

- H. Contractor at all reasonable times during this Agreement shall have access to all HVAC equipment, components and related systems necessary to perform the required services. CONTRACTOR shall be free to stop and restart any equipment, components or related systems for the purpose of performing maintenance and repairs thereon, but shall coordinate said stoppage with the COUNTY's building representative at each location. In the case of an instance where prolonged stoppage occurs (greater than two (2) hours or a four (4°f) degree Fahrenheit temperature deviation) CONTRACTOR shall also contact the designated COUNTY representative specified in this Agreement. CONTRACTOR shall make all efforts to minimize inconvenience to users of the service locations. In those cases where soldering, welding or other fume/heat generating procedure is to be performed, CONTRACTOR shall notify the designated County representative so proper fire alarm system coordination is made with COUNTY's Emergency Operations Center prior to start of said operation.
- I. In instances of downtime for broken down equipment i.e. equipment failure the COUNTY shall be notified immediately. If prolonged stoppage occurs (greater than two (2) hours or a four (4°f) degree Fahrenheit temperature deviation, which ever comes first), the CONTRACTOR shall again notify the designated COUNTY representative specified in this Agreement. CONTRACTOR shall make all efforts to minimize inconvenience to users of the service locations. In those cases where soldering, welding or other fume/heat generating procedure is to be performed, CONTRACTOR shall notify the designated County representative so proper fire alarm system coordination is made with COUNTY's Emergency Operations Center prior to start of said operation.
- J. While replacing HVAC units or its components CONTRACTOR shall provide any necessary tools or equipment required for the operation, such as, but not limited to cranes, boom trucks, bucket trucks, etc., at no additional cost to the COUNTY.
- K. The CONTRACTOR must provide upon request, to be used as backup HVAC equipment for any one of the County's critical areas such as I.T. computer rooms, transmitter sites, the E911 communication room or telephone equipment rooms in case a repair job can not be completed within six (6) hours from the original service call.
- L. Air filters shall be replaced monthly with units having the following efficiencies:
1. Primary filters - 30%
 2. Bag filters - 75%
 3. Filter rolls - 50%
- Each filter shall be marked with its installation date, in such a manner that the date is visible when the filter access door is opened for inspection.
- M. HVAC units or components which have been replaced become the property of the CONTRACTOR and shall be removed from County premises at no additional expense to the COUNTY, unless otherwise directed.

- N. CONTRACTOR is responsible for prompt cleanup and removal of excess material, scrap material, trash and debris from the jobsite. This includes preventive maintenance services, repairs and or replacements.
- O. CONTRACTOR shall keep a safe and orderly workplace at all times. CONTRACTOR shall adhere to all COUNTY Safety Procedures, such as but not limited to confined space entry and lock out/tag out.
- P. CONTRACTOR shall be responsible for the repair of any damage to building or other COUNTY property caused by him. This includes, but is not limited to walls, floors, roof systems, pipes, etc.
- Q. CONTRACTOR shall be responsible to acquire all required permits in the process of repairing and/or replacing equipment at COUNTY buildings.
- R. CONTRACTOR shall be responsible for any applicable disposal fees for any material removed from COUNTY property in the performance of this contract at no additional cost to the COUNTY.
- S. Any parts, components, assemblies or equipment replaced by CONTRACTOR shall be fully warranted by CONTRACTOR against defects in materials and/or workmanship for a period of one (1) year from date of acceptance by COUNTY. Shall any defect in materials or workmanship, except ordinary wear and tear, appear during the above stated warranty period, the CONTRACTOR shall repair or replace same at no cost to the COUNTY.
- T. CONTRACTOR, while performing services pursuant to this agreement, shall take all necessary precautions to protect buildings and personnel. CONTRACTOR shall at all time guard against damage to property of COUNTY, the public or of other vendors or contractors and shall be held responsible for replacing or repairing any such loss or damage. The COUNTY may withhold payment or make such deductions as deemed necessary to insure reimbursement or replacement for such loss as stated above. CONTRACTOR shall also at all times guard against injury to COUNTY employees, the public and other persons and shall comply with State, and OSHA safety regulations.

SECTION 7. CONTRACTOR'S SHOP LOCATION

- A. CONTRACTOR shall provide services under this Agreement from a facility located in a radius not greater than fifty (50) miles from the City of Sanford, FL.

SECTION 8. TIME FOR PERFORMANCE

- A. CONTRACTOR shall perform the routine scheduled preventive maintenance and services as required hereunder during the normal business hours of the COUNTY. In the event any unit or component of the COUNTY's HVAC system requires other than routine service, CONTRACTOR shall commence said service within one (1) hour of notification. It is expressly understood that CONTRACTOR's personnel shall be available twenty-four (24) hours a day, seven days per week throughout the term of this Agreement to provide said service. Adherence to the one (1) hour response time is an essential requirement of this Agreement. Service shall start on the malfunctioning unit or component within one hour of

notification of said malfunction. Mechanics that are already assigned and working on a service call shall not be re-assigned to other service calls until the previous service call has been completed.

SECTION 9. REPLACEMENT OF EQUIPMENT BY COUNTY

- A. In the event the projected total repair cost for any piece of equipment of the COUNTY's HVAC system exceeds fifty percent (50%) of the total projected new replacement cost, as estimated by CONTRACTOR and the COUNTY, the COUNTY at its sole option, shall have the right to replace said piece of equipment. The COUNTY may contract with a party or parties other than CONTRACTOR for the replacement of equipment under this section. For the purpose of this section, CONTRACTOR shall notify the COUNTY of any and all instances in which the single projected repair cost of any HVAC Equipment covered in this Agreement exceeds fifty percent (50%) of its replacement cost. Burden of proof for replacement must be proven to COUNTY by CONTRACTOR prior to new equipment purchase based on recent maintenance and repair logs, existing condition of said equipment, and remaining useful life of equipment. All final decisions related to equipment replacement will be at the discretion of the COUNTY.
- B. If the CONTRACTOR states the projected total repair cost for any piece of equipment of the COUNTY's HVAC system will exceed fifty percent (50%) of the total projected new replacement cost, the COUNTY at its sole discretion may consult an independent third party to provide a repair estimate for said piece of equipment. If the determination is made, by the third party, that the repair cost is less than fifty percent (50%) of the total projected replacement cost, the COUNTY at its sole discretion, may require the CONTRACTOR to hire the third party as a sub-contractor to repair said piece of equipment, at the CONTRACTOR's expense.
- C. The cost of replacement pursuant to the above provisions shall be the responsibility of the County. The COUNTY shall contribute an amount equal to one-hundred percent (100%) of the actual replacement cost.
- D. It is expressly understood by CONTRACTOR that this Section shall only operate when the County has granted prior written authorization for repair/replacement to be performed and the COUNTY and CONTRACTOR have agreed on the total projected repair cost.

SECTION 10. REPLACEMENT OF SYSTEM COMPONENTS & PARTS BY CONTRACTOR

- A. Components shall be replaced by CONTRACTOR at the sole expense of CONTRACTOR. The determination to repair or replace a component or part shall be made in accordance with CONTRACTOR's obligation entered herein to service and maintain COUNTY's HVAC system in order to ensure its proper operation and to minimize system malfunctions.
- B. Component/part replacement by Contractor shall be made with Original Equipment Manufacturer (O.E.M.) components/parts only, or Equipment Manufacturer Authorized replacements. Use of components/parts other than the ones stated above are in violation to the terms of this Agreement, unless specifically authorized by the COUNTY, in writing, prior to the replacement being performed.
- C. No salvage parts are to be used as replacements unless specifically authorized by the

COUNTY, in writing, prior to the replacement being performed.

- D. No components or parts are to be pulled out of standby or other equipment in order to repair a malfunctioning piece of equipment, unless specifically authorized by the COUNTY, in writing, prior to the replacement being performed.
- E. Any component/part replaced pursuant to this Section shall become the property of the Contractor and shall be removed from COUNTY's property and disposed of in compliance to all Federal, State and Local regulations, at no additional cost to the COUNTY, unless otherwise directed.

SECTION 11. RE-REPAIR

- A. The CONTRACTOR shall monitor, track and identify services that require "re-repair". The CONTRACTOR shall not include the costs of such repairs in the monthly statement. If CONTRACTOR does not notify the COUNTY of instances of re-repair, the COUNTY at its sole discretion may assess a penalty not-to-exceed 150% of the cost of the re-repair.

SECTION 12. REPRESENTATIVE OF COUNTY AND CONTRACTOR

- A. It is recognized that questions in the day to day conduct of performance pursuant to this Agreement will arise. The COUNTY shall designate in writing and shall advise CONTRACTOR in writing of the COUNTY's employee to whom all communications pertaining to the day to day conduct of the Agreement shall be addressed. The designated representatives shall have the sole authority to transmit instructions, receive information, interpret and define the COUNTY's policy and decisions pertinent to the work covered in this Agreement. Any work performed by CONTRACTOR at the direction of persons not authorized as provided hereunder shall be so done at CONTRACTOR's risk and expense.
- B. CONTRACTOR shall at all times during the normal work week, designate or appoint one (1) representative of CONTRACTOR who is authorized to act on behalf of CONTRACTOR regarding all matters involving the conduct of the performance pursuant to this Agreement and shall keep the COUNTY continuously advised of such designation. CONTRACTOR shall supply the COUNTY all necessary contact cell phone numbers.

SECTION 13. REPORTS

CONTRACTOR shall submit to the COUNTY all the reports required in this Section by the specified dates. It is intended that the submission of said reports be an essential element of CONTRACTOR's performance and that failure to so perform may be considered by the COUNTY to be a material breach of this Agreement.

- A. Work Order Status Report (All work orders, open and closed status)
 - 1. Work Order Status reports shall be submitted via email to the COUNTY on a weekly basis by Monday, 8:00 AM EST from the designated representative of the CONTRACTOR.
 - 2. Reports shall be formulated by the CONTRACTOR in an industry standard format

and with information presented to the COUNTY in a clear, concise. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. Report shall include all open work orders, status and comments, if applicable.

4. Reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

B. Oil/Chemical Analysis Reports

1. Oil/Chemical analysis must be completed as called out in the Preventive Maintenance Schedule of this Agreement and reports submitted to the COUNTY within forty-five (45) days of the sampling date.

2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. Reports of all the Oil/Chemical analysis shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

C. Preventive Maintenance Reports

1. Preventive Maintenance shall be completed as called out in the Preventive Maintenance Schedules under this Agreement and reports submitted to the COUNTY the next business day after the opening of the work order and again upon completion.

2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. Preventive Maintenance reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

D. Complete Work Order Reports (All completed Work Orders)

1. All Work Order reports shall be submitted to the COUNTY via e-mail the next business day after completion of the work order.

2. Reports shall be formulated by the CONTRACTOR in an industry standard format

and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. All Work Order reports shall include the COUNTY's Work Order Number as given to Contractor's dispatch office during service call.

4. Work Order reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

E. Water Treatment Analysis Reports

1. Water Treatment Analysis should be completed as called out in the Preventive Maintenance Schedule of this Agreement and reports submitted to the COUNTY within twenty (20) days of the sampling date.
2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear and concise manner.
3. Reports of all the Water Treatment Analysis shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

F. Internal Operating Logs

1. CONTRACTOR shall be responsible for the creation, update and maintenance of an operating log for each major component of the COUNTY's HVAC equipment. "Major component", for this section refers to: Water Cooled Chillers, Air Cooled Chillers, All Boilers, and Cooling Towers and others as specified.
2. Contractor shall record in said log all operating data gathered during Daily Routine Checks, Preventive Maintenance and Repair work performed in the component.
3. The Operating Log shall be maintained electronically by the CONTRACTOR and submitted to the designated representative of the COUNTY on a quarterly basis.
4. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

SECTION 14. ACCEPTANCE OF HVAC SYSTEM

- A. The CONTRACTOR shall inspect all equipment, components and related systems covered under this Agreement. CONTRACTOR hereby agrees that all equipment, components and related systems covered under this Agreement will be accepted and

served in its condition "as is" at the time of acceptance of this Agreement.

SECTION 15. MEETINGS WITH COUNTY

- A. CONTRACTOR shall be available during the term of this Agreement for meetings, consultations and joint inspections relating to the services provided herein. Said meetings, consultations and inspections shall be held as follows:
1. One Quarterly meeting with CONTRACTOR's administrative staff.
 2. One monthly meeting with the CONTRACTOR'S designated representative and any necessary service mechanics and others as required.

SECTION 16. OTHER WORK

- A. Other work by the COUNTY or under a separate agreement with a third party may be in progress at the service locations. CONTRACTOR shall cooperate at all times with others and shall coordinate its work with such other work as may be directed by the COUNTY. CONTRACTOR shall not commit or permit any act which will interfere with the performance of work by any other contractor or by COUNTY employees.

SECTION 17. SUBCONTRACTORS

- A. In the event CONTRACTOR, during the course of the work under this Agreement, requires the services of any sub contractors or other professional associates in connection with service covered by this Agreement. The CONTRACTOR must secure the prior written approval of the COUNTY, further; any use of a sub-consultant by the CONTRACTOR will result in no additional cost to the COUNTY.

SECTION 18. ENERGY CONSERVATION RECOMMENDATIONS

- A. CONTRACTOR shall perform energy studies on buildings selected by the COUNTY and give energy conservation recommendations based on those findings. Studies shall be performed four (4) times per year but not more than three (3) months apart. Number of buildings included in each study shall be determined by the COUNTY. Energy savings recommendations shall include but not limited to energy savings regarding building envelope, lighting and HVAC. This service will be completed at no additional cost to the COUNTY.

SECTION 19. PREVENTIVE MAINTENANCE

Overview

1. It is expressly understood that Preventive Maintenance is essential to the performance of this Agreement and is designed to minimize malfunctions of the HVAC systems, to reduce the need for emergency service and to obtain maximum equipment life at a minimum cost, provided however, that the parties to this Agreement recognize that Preventive Maintenance does not ensure against malfunctions or the need for emergency service.

2. Equipment Preventive Maintenance Schedules will be determined by the County based on equipment run time, age, use, location, maintenance history and equipment manufacturer's specifications.
3. CONTRACTOR shall install and maintain functional, CDC #1 Anti Clog Pan Tabs or equivalent County approved algaecide in all air handler drain pans.
4. The COUNTY, at its sole option, may deduct payment for sites at which Preventive Maintenance services were not rendered in a particular month. Per instance of failure, payment deduction shall total one percent (1%) of the overall annual fixed fee amount for all preventative maintenance under this scope of services.

A. Air Handlers and Fan Coil Units

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every three (3) months and shall include the following:
 - a. Check belts for condition, alignment and tension, adjust or replace if necessary.
 - b. Check controls for proper operation, adjust if necessary. Lubricate linkages/controls as per manufacturer specifications.
 - c. Check fan shaft and bearings for excessive play, replace shaft and/or bearings if necessary.
 - d. Check motor mounts for condition, adjust or replace if necessary.
 - e. Check motor bearings for excessive play, replace if necessary.
 - f. Check fire dampers for condition and status, correct if necessary.
 - g. Inspect exterior piping for leaks, repair as necessary.
 - h. Check drain pan for accumulation of water and debris, clean drain pan and line to ensure water flows smoothly. Repair/replace drain pan if required. Check condition of Pan Tablets- replace if not functional any more.
 - i. Check unit for excessive vibration or noises, correct if necessary.
 - j. Check fan wheels for condition and balance (visually), replace if necessary.
 - k. Inspect drive sheaves for condition, take corrective action if necessary.
 - l. Check inlet vanes (where applicable) and adjust/repair as necessary.
 - m. Activate duct heaters for a minimum of (fifteen) 15 minutes during the months of October and November. CONTRACTOR shall notify the COUNTY's representative for this Agreement for Fire Alarm deactivation and reactivation before beginning procedure.
 - n. CONTRACTOR will be contacted by the fire alarm service contractor to coordinate the annual test of the fire alarm system as related to dampers and air handlers. CONTRACTOR shall designate a mechanic to be with the fire alarm contractor for the duration of the test. Fire alarm service contractor is paid by the COUNTY under separate Agreement.
2. Annual Preventive Maintenance shall be completed during the month of November and shall include the following:

- a. Check all coils for steam, refrigerant or water leaks. Repair or replace if necessary.
- b. Pressure clean all coils. Do not use acid cleaners.
- c. Check motor operating voltage and current; take corrective action if readings are abnormal.
- d. Check ductwork for condition and leaks, including flex connectors, repair or replace if necessary.
- e. Check humidifier for condition and proper operation, clean condenser pan, use no acid cleaner.
- f. Check all wiring for condition, tighten all connections, and replace defective wiring if necessary.
- g. Meg motor and record readings.
- h. Check contactor for condition; replace contacts if pitted, worn or arcing indication is present.
- i. Check starter for proper operation.
- j. Check operating voltages and currents.
- k. Check air flow pressure drop on coil against manufacturer specifications, correct if out of spec.
- l. Replace fan belts.
- m. Clean fan wheel.

B. Hydronic Hot Water Heating

- 1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect burner for proper operation, adjust, repair or replace if necessary.
 - b. Test low water cutoff valve for proper operation, adjust, repair or replace if necessary.
 - c. Test pressure relief valve for proper operation, adjust, repair or replace if necessary.
 - d. Blow down and test low water cutoff and feed water controls, adjust or repair if necessary.
 - e. Check unit for water, air, steam and fuel leaks, make corrections if leaks are found.
 - f. Check sequence and operation of flame safeguard controls, adjust or repair if necessary.
 - g. Check operating and high limit controls for correct setting, reset if necessary.
 - h. Check modulating motor for proper operation, adjust if necessary.
 - i. Lift safety/relief valves with at least 70% rated pressure, adjust or replace if necessary.
 - j. Blow down gauge cocks and try cocks to confirm glass water level.
 - k. Check and test boiler blow down valve for leaks and proper opening and closing.
 - l. Lubricate motor and shaft bearings per manufacturer's recommendations.
 - m. Rotate lead/lag boilers.
 - n. Drain the lag boiler and open inspection port for County's inspection of

Calcium and Iron Oxide buildup.

- o. Verify combustion air louvers are free of any obstacles inside or outside the boiler room.
2. Semi-annual Preventive Maintenance shall be complete two (2) times per year, once during the month of April and once during the month of September, and shall include the following:
 - a. Test the following (as applicable):
 - 1) Firing rate 2. Fuel/air ratio 3. CO₂ 4. CO 5. Smoke test to determine combustion efficiency
 - b. Adjust burner air/fuel controls as required in order to obtain proper combustion.
3. Annual Preventive Maintenance shall be completed during the month of September and shall include all of the Monthly and Semi-annual Preventive Maintenance items in sections B. 1 and B. 2 plus the following:
 - a. Secure and drain boiler.
 - b. Open fire side and water side.
 - c. Check heating surfaces and water side for corrosion, pitting, scale, blisters, bulges, soot accumulation, Calcium Oxide accumulation, Iron Oxide accumulation and other signs of deterioration. Repair as necessary per manufacturer's specifications.
 - d. Check refractory for cracks and other signs of deterioration.
 - e. Brush clean all boiler tubes.
 - f. Clean or replace water column sight glass.
 - g. Clean fire inspection glass.
 - h. Disassemble, clean and inspect low water cutoff controls.
 - i. Reassemble boiler and low water cutoff controls and install new gaskets.
 - j. Check blow down valve packing and lubricate.
 - k. Replace fuel filters. Check fuel system for leaks.
 - l. Replace fuel nozzles.
 - m. Check electrical wiring to burner controls, blower and other components.
 - n. Check condition of flue pipe, damper and exhaust stack, repair or replace if required.
 - o. Clean burner fan wheel and air damper
 - p. Inspect and clean oil burner gun and ignition assembly, where applicable
 - q. Check operation of all control switches.
 - r. Remove flame safeguard scanner and send to certified repair facility for cleaning, testing and calibration.
 - s. Check all burner linkages for wear, replace if necessary.
 - t. Tighten all linkage set screws.
 - u. Check gas valves for leakage (where test cocks are provided).
 - v. Perform pilot turn down test.
 - w. Check operation of low water cutoff and feed controls.
 - x. Check settings and test all operating and limit controls.
 - y. Refill boiler.
 - z. Perform hydrostatic test (to 150 psig).

- aa. Test safety/relief valves after start-up (full pressure test).
- ab. Have boiler certified by outside boiler contractor, with boiler open and boiler closed.

C. Air-Cooled and Water-Cooled Chillers

1. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
 - a. Log the chiller as specified in manufacturer recommended log form.
 - b. Check unit for proper operation.
 - c. Check evaporator and condenser pressures at the gauges on the unit. These pressures must be within manufacturer specifications.
 - d. Visually inspect refrigerant filter. Frost formation at this filter indicates a restricted filter element.
 - e. Visually inspect oil filter pressure drop. Replace oil filter if required.
 - f. Review operating log.
2. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once every month and shall include the following:
 - a. Check oil level, oil temperature and refrigerant charge.
 - b. Check compressor for excessive noise/vibrations.
 - c. Clean all water strainers in both the chilled and condensing water piping systems.
 - d. Check and test run all operating and safety controls, adjust as required. Record settings.
 - e. Check pressures, temperatures, voltage and amperage. Record in operator's log.
 - f. Check purge system; remove water if observed in sight glass.
3. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of January and once during the month of July, and shall include the following:
 - a. Take oil sample and have a full spectrum analysis done by a qualified laboratory.
 - b. Check oil level and refrigerant charge.
 - c. Replace the oil if the oil analysis so recommends.
 - d. Check all piping and valves for leaks, adjust/repair if necessary.
 - e. Lubricate all bearings and shafts.
 - f. Check all electrical wiring and connections and tighten/repair if necessary.
 - g. Air-cooled chillers visually inspect condenser.
4. Annual Preventive Maintenance shall be completed during the month of January and shall include the following items:
 - a. Measure the compressor motor winding resistance to ground. Take

corrective actions if measurements are out of manufacturer specifications.

- b. Check oil level and refrigerant charge.
- c. Test for refrigerant and water leaks.
- d. Test and calibrate all operating and safety controls.
- e. Tighten all electrical connections to manufacturer specifications.
- f. Check condition of contactor for wear and pitting, replace if necessary.
- g. Tighten all starter terminals and check contacts for wear. Check and calibrate overloads. Record trip times and trip amps.
- h. Check operation of unloaders.

5. Additional Preventive Maintenance items:

- a. Eddy current tube analysis for wear and pitting to be performed every three (3) years on the condenser and every three (3) years on the evaporator. Performed during the month of January.

D. Heating Hot Water, Chilled Water, Steam and DX Coils

- 1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of October, and shall include the following:
 - a. Read pressure across the coil.
 - b. Clean the coil (brush or pressure wash), use no acid cleaners, only County approved coil cleaner.
 - c. Read pressure across coil. Clean again if pressure difference is not satisfactory.
 - d. Coils with excessive fin deterioration shall be replaced.
 - e. Inspect coil for leaks, repair or replace if necessary.

E. Controls - Pneumatic:

- 1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, but not more than once every six months and shall include the following:
 - a. Check all thermostats for air leaks, repair per manufacturer specs.
 - b. Calibrate all thermostats per manufacturer specifications.
 - c. Check all thermostats for full range operation.
 - d. Check all pneumatic controllers for air leaks, repair per manufacturer specifications.
 - e. Calibrate all pneumatic controllers per manufacturer specifications.
 - f. Check all pneumatic controllers for full range operation.
 - g. Check all valves for air leaks, repair per manufacturer specifications.
 - h. Calibrate all valves per manufacturer specifications.
 - i. Check all valves for full range operation.
 - j. Check all pneumatic dampers, repair per manufacturer specifications.
 - k. Calibrate all pneumatic dampers per manufacturer specifications.
 - i. Check all dampers for full range operation.

F. Cooling Towers:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check oil level in gear reducer, add oil if required.
 - b. Check fan, motor and belts for proper operation, take corrective actions if required.
 - c. Check float valve assembly and adjust for proper operation if necessary.
 - d. Check operating conditions, make adjustments if required.
 - e. Check and clean intake strainer.
 - f. Check tower for corrosion, take immediate action if required.

NOTE: Acid or corrosive agent cleaning of any tower component is not permitted.

2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:
 - a. Clean debris from platform and surrounding area.
 - b. Clean water sump and check condition.
 - c. Clean float valve assembly and adjust for proper operation.
 - d. Clean and check bleed off line and overflow.
 - e. Clean tower spray nozzles and eliminators.
 - f. Flush tower after cleaning.
 - g. Clean tower strainers.
 - h. Check sump heaters and thermostats, for calibration and operation.
 - i. Fill system after-tower has been cleaned.
 - j. Check system for leaks.
 - k. Lubricate fan and motor bearings per manufacturer's recommendations.
 - l. Check motor voltage and current.
 - m. Check electrical connections, contactors, relays and operating/safety controls.
 - n. Check and adjust condenser water temperature regulator system.

NOTE: Acid or corrosive agent cleaning of any tower component is not permitted.

3. Annual Preventive Maintenance shall be completed during the month of December and shall include the following item:
 - a. Change oil in gearbox.
 - b. Brush clean and paint metal areas that show signs of corrosion.
 - c. Replace belts if applicable.

G. Balancing Damper/Fire Dampers:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every quarter and shall include the following:
 - a. Clean out debris/dirt blown against damper.
 - b. Check all dampers, louvers and shutters for full range operation, air leaks and electrical connections, repair or replace if necessary. Lubricate all pivots and linkages. On fire dampers remove fusible link and check for full range operation.
 - c. Verify operation of any smoke dampers with Fire Alarm contractor.

H. Energy/Building Management Systems

Semi-Annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:

- Contact County personnel.
- Review Building Management System (BMS) for critical follow-up and off-line status indications, i.e., system error encounters.
- Review System Event Log with County and discuss BMS operational concerns.
- Perform corrective procedures as appropriate to resolve situations noted in the preceding reviews.
- Provide a written report of work completed and indicate all detected deficiencies.

1. Building control unit inspection

- a. Check LED Indications to verify proper operation of BCU transmit / receive on the ARCNET LAN.
- b. Check UCM wiring trunks and check for possible Error Code Indications.
- c. Check voltage level of BCU Supercap.
- d. Cycle BCU power to initiate Self-Test Diagnostic and monitor sequencing for proper self-test displays of Error Code indications.
- e. Remove excessive dust from heat sink surfaces.
- f. Verify the proper operation of critical control processes and points associated with this unit and make adjustments if necessary.
- g. Run the BCU Mini-monitor for each BCU to check for any error statements and/or codes.

2. PCM & UPCM unit control module inspection

- a. Verify that equipment is being controlled at the appropriate values.
- b. Change one set point value, verify smooth transition and stable control at the new set point.
- c. Return set point to original value. -
- d. Repeat for each additional control loop.
- e. Verify the controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- f. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

3. Equipment unit control module inspection

- a. Verify that the UCM is in control at the desired value(s).
- b. Change one set point value; verify smooth transition and stable control at the new set point.
- c. Return set point to original value.
- d. Repeat for each additional control loop, if any.
- e. Verify the controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
- f. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

4. VAV Box unit control module inspection

- a. Verify that the UCM is in stable control at the desired value(s).
- b. Where controller performance is in question, change set point value(s) and verify smooth stable control at the new value(s).
- c. Return set point(s) to original value(s).
- d. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

NOTE: Verify and calibrate other points associated with these units where the need for possible corrective maintenance is indicated.

I. Exhaust Fans:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every Three (3) months and shall include the following:
 - a. Check unit for proper operation, noises/vibration.
 - b. Check drive belt, adjust or replace as necessary.
 - c. Lubricate fan shaft bearings.
 - d. Lubricate motor bearings if applicable.
 - e. Clean fan wheel and fan housing.
2. Annual Preventive Maintenance shall be completed during the month of March and shall include the following items:
 - a. Check fan blade/wheel for condition, replace if necessary.
 - b. Check unit for vibration and noises, repair as necessary.
 - c. Check duct and flex connectors, repair/replace as necessary.
 - d. Check fan dampers for proper operation, repair as necessary.
 - e. Lubricate fan dampers if applicable.
 - f. Check guards and make sure unit is properly secured.
 - g. Check all electrical wiring for condition; replace any frayed, cracked or burned wires.
 - h. Measure and record operating current and voltage.
 - i. Replace belts if applicable.

J. Ice Machines:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once per quarter and shall include the following:
 - a. Clean condenser coil. Do not use acid cleaners for this purpose, only County approved coil cleaner.
 - b. Clean plates with nickel safe cleaner.
 - c. Clean bin and drain lines.
 - d. Disassemble and clean water tube.
 - e. Clean sump assembly.
 - f. Check harvest time against manufacturer's specifications, diagnose and correct if necessary.
 - g. Measure and record pressures and amperages.

K. Pneumatic System:

1. Weekly Preventive Maintenance shall be completed fifty two (52) times per year, but not more than once per week and shall include the following:
 - a. Check air compressor(s) oil level, add if necessary. Do not use automotive type oil. Use only the equipment manufacturer's specified oil type.
 - b. Drain water from air compressor tank.
 - c. Check air compressor filter, clean if necessary.
2. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check valves for leakage and proper operation, repair, adjust or replace if necessary.
3. Bi-Monthly Preventive Maintenance shall be completed six (6) times per year, but not more than once every two (2) months and shall include the following:
 - a. Check refrigerated air dryer(s) for proper refrigerant charge, suction and discharge pressures and overall operation.
 - b. Check refrigerated air dryer(s) for unusual vibrations, noises, misalignment, excessive end play of shafts and unbalanced moving parts.
 - c. Clean condenser coil on refrigerated air dryer.
 - d. Test all mechanical and electrical controls.
 - e. Check all electrical wiring.
4. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every quarter and shall include the following:
 - a. Change air compressor(s) oil and filter (if so equipped). Do not use automotive type oil. Use only the equipment manufacturer's specified oil

type.

- b. Test air compressor(s) for air leaks. Wet test.
- c. Check thermostat and controllers, calibrate if necessary.
- d. Check pressure switch and alternating switch in air compressor. Calibrate or replace as necessary.

5. Annual Preventive Maintenance shall be completed during the month of November and shall include the following item:

- a. Replace belts on air compressors.

L. Pumps:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every three (3) months and shall include the following:

- a. Check suction and discharge pressures. Where connections are provided.
- b. Check motor voltage and amperage.
- c. Visually check motor and pump alignment, re-align if necessary.
- d. Check motor operating conditions, check for signs of overheating, and vibrations.
- e. Check for loose or frayed electrical connections.
- f. Clean and check pump strainers and suction diffusers.
- g. Check all valves and piping for leaks.

2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:

- a. Lubricate pump bearings per manufacturer's recommendations.
- b. Lubricate motor bearings per manufacturer's recommendations.

3. Annual Preventive Maintenance shall be completed during the month of November and shall include the following items:

- a. Inspect mechanical seals & packing, replace and adjust as required.
- b. Tighten all nuts and bolts, check motor mounts and vibration pads, replace and adjust if necessary.
- c. Check motor and pump alignment, re-align if necessary. -
- d. Operate pump and check efficiency.

M. Pumps - Sump/Pit/Condensate Return:

1. Monthly Preventive Maintenance shall be completed once per month during the heating season and shall include the following:

- a. Lubricate shaft and motor bearings.
- b. Lubricate float slide mechanism if applicable.
- c. Check for leaks and excessive vibrations, repair if required.

2. Annual Preventive Maintenance shall be completed during the month of September and shall include the following items:

- a. Remove pump assembly from pit.
- b. Clean pit.
- c. Disassemble pump and clean.
- d. Inspect pump components.
- e. Replace bearings, seals, packing, impeller and or shaft if necessary.
- f. Reassemble pump and install in pit.
- g. Run pump and test for proper operation.

N. Reciprocating Equipment:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:

- a. Check and adjust operating and safety controls.
- b. Check operation of crankcase heater.
- c. Check compressor oil level, add as required.
- d. Check general operation of the control circuits.
- e. Check water/air flow of evaporator and condenser.
- f. Check operation of all motors and starters.
- g. Check compressor oil level, add if necessary.
- h. Lubricate motor bearings in open compressors.
- i. Check motor to compressor coupling, replace if necessary.
- j. Check all safety controls for adequate operation.
- k. Check unloaders for proper operation.
- l. Replace any components that show signs of corrosion.

2. Annual Preventive Maintenance shall be completed during the month of February and shall include the following items:

- a. Check unit thoroughly for refrigerant leaks, correct as necessary.
- b. Check and calibrate safety and operating controls,
- c. Meg test compressor motor.
- d. Check and tighten all electrical connections and check contacts for wear.
- e. Tighten motor terminals and control panel terminals.
- f. Check external interlocks, flow switches, pumps and fans.
- g. Clean condenser tubes, use nylon brush. Do not use acid.
- h. Check compressor vibration eliminators for condition, replace if required.
- i. Clean and flush water cooling system if applicable.
- j. Change oil and filter if applicable.
- k. Check all mechanical connections tighten to manufacturer's specifications.
- l. Check operation of bypass valve or unloader.
- m. Test operation of safety cutouts; high pressure, low pressure, freeze and oil temperature, calibrate to manufacturer's specifications.
- n. Check all wiring for signs of deterioration due to heating or defective insulation, replace if necessary.

- o. Check operating voltages and currents.
- p. Check starter for proper operation, check for signs of wear, pitting, arcing, replace if necessary.
- q. Check refrigerant charge.
- r. Check suction and discharge pressures.
- s. Check reversing valve for proper seating.

3. Additional Preventive Maintenance items:

- a. Eddy current tube analysis for wear and pitting to be performed every three (3) years on the condenser and every five (5) years on the evaporator. Performed during the month of March.
- b. Oil sample for analysis of wear metals, acid content and moisture, is to be performed two times a year, once in March and once in September.

O. Steam system:

- 1. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
 - a. Check water softener valve operation.
 - b. Check feed water pump mechanical seals.
 - c. Perform chemical test on boiler.
 - d. Blow boiler down as necessary.
- 2. Monthly Preventive Maintenance shall be completed once per month during system operation, but not more than once per month and shall include the following:
 - a. Check traps and strainers for dirt. Check for proper operation. Check proper seating of float control. Check temperature with infrared sensor to +/-5 degrees Fahrenheit of manufacturer's specifications.
 - b. Check operation of steam valves and regulators and check system for Steam leaks. Take corrective action if necessary. Follow manufacturer's repair specifications.
 - c. Check water softener valve operation.
 - d. Lubricate condensate pump bearings as per manufacturer's recommendations.
 - e. Check packing and seating in control valves and hand valves.
 - f. Check piping and pipe lagging.
 - g. Note: Feed water pump mechanical seals must, be visually inspected on a daily basis.
- 3. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:
 - a. Disassemble and clean feed water pumps per Schaub Bulletin 7-I 215.

4. Annual Preventive Maintenance shall be completed during the month of September and shall include the following items:
 - a. Remove and clean condensate pit pumps. See section "PUMPS-SUMP/PIT/CONDENSATE RETURN" for details.
 - b. Clean pits.
 - c. Disassemble and clean heat exchangers.
 - d. Check circulator pumps, check amperage against manufacturer's specifications, check impeller for excessive wear. e. Clean strainers.

P. Unitary Equipment:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Record temperatures, pressures, voltages and amperages, etc. in operator's log.
 - b. Check and adjust operating and safety controls.
 - c. Check operation of crankcase heater.
 - d. Check oil level and add oil as required. e. Check operation of control circuit.
 - f. Replace air filters.
 - g. Check operation of motor and starter contactor.
 - h. Check heating controls.
 - i. Check gas burner or heating element operation.
 - j. Check belt alignment and tension, adjust or replace as necessary.
 - k. Check condensate pump.
 - l. Check condensate drain pan safety switch.
 - m. Check humidity control on units so equipped.
 - n. Check outside air grills, if applicable
2. Annual Preventive Maintenance shall be completed during the month of October and shall include the following items:
 - a. Check unit thoroughly for refrigerant leaks.
 - b. Check and calibrate safety controls and overloads.
 - c. Meg test compressor motor and record readings.
 - d. Check main contactor, tighten all contactor terminals and check contacts for wear.
 - e. Check oil level in compressor (where applicable).
 - f. Tighten motor terminals and control panel terminals.
 - g. Check external interlocks.
 - h. Take oil sample (where applicable).
 - i. Lubricate fan bearings.
 - j. Replace belts.
 - k. Check damper operation, lubricate and adjust as necessary.
 - l. On units with Gas Heat option:
 - 1) Check operation and calibration of gas components.
 - 2) Check burner sequence of operation.

- 3) Clean and check combustion blower.
- 4) Check combustion efficiency.
- 5) Inspect heat exchanger.
- 6) Check and calibrate operating controls.

- m. On units with Electric Heat option:
- 1) Inspect electrical connections and contactors.
 - 2) Check and calibrate all operating and safety controls.
- n. On units with Water/Steam Heat option:
- 1) Inspect control valves and traps.
 - 2) Check and calibrate all operating and safety controls.

Q. VAV Boxes:

1. Semi-Annual Preventive Maintenance shall be complete two (2) times per year, once during the month of April and once during the month of November and shall include the following items:
 - a. Check that pneumatic tubing/electrical connections are in place and tight.
 - b. Tighten arm on motor output shaft.
 - c. Cycle actuator and check box for proper operation.
 - d. Lubricate actuator linkage and damper pivot points.
 - e. Check boxes for loose duct connections.
 - f. Check mechanical arms for proper operation.
 - g. Check operation of heat strips where applicable
 - h. On all DDCVAV boxes, test cycle, through the BMS and observe physically all operational functions.

R. Water Treatment:

1. Condenser Water (Cooling Tower -Open System)
 - a. Bi-Weekly Preventive Maintenance shall be completed twenty six (26) times per year but not more than once every two weeks and shall include the following item:
 - 1) Check chemicals in feed tank, add or adjust concentration if necessary.
 - b. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - 1) Check chemicals in feed tank and add or adjust as necessary.
 - 2) Check dissolved solids contents in water.
 - 3) Check PH of water being treated.
 - 4) Check bleed rate.
 - 5) Check chemical content in system being treated.
 - 6) Check for algae.
 - c. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of

September, and shall include the following:

- 1) Clean chemical feed pump section strainer,
- 2) Disassemble and clean bleed line strainer.
- 3) Disassemble and clean flow through sensor.
- 4) Disassemble and clean solution bleed valve.
- 5) Disassemble and clean check valve assembly.

2. Chilled/Hot Water (Closed Loop System)

- a. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
- 1) Check chemical contents in system being treated, add chemicals as necessary.

3. Steam Boiler System

- a. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
- 1) Test water hardness and note readings in operator's log.
 - 2) Check dissolved solids in water and note readings in operator's log.
 - 3) Check condensate return water for protective chemical level and note readings in operator's log.
 - 4) Check other treatment chemicals in boiler for adequate levels and note readings in operator's log.

S. Water Valves:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check for proper operation and leaks, repair or replace as necessary.

T. Variable Speed Drives:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check all wiring connections, tighten and repair if necessary.
 - b. Verify cooling system is operating properly (refrigerant, water, and fan), make repairs as necessary.
 - c. Check voltage and amperage, insure VSD is operating within correct frequencies.

U. Fan Terminal Boxes

1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:

- a. Check that electrical connections are in place and tight.
- b. Tighten arm on motor output shaft.
- c. Cycle actuator and check box for proper operation.
- d. Lubricate actuator linkage and damper pivot points.
- e. Check boxes for loose duct connections.
- f. Check mechanical arms for proper operation.
- g. Check operation of heat strips where applicable.
- h. On all DDCVAV boxes, test cycle, through the BMS and observe physically all operational functions.

V. Condensing Units and Heat Pumps

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check unit and refrigerant piping for leaks, re-charge if necessary.
 - b. Check that all air intakes and passage ways for units are clear of debris.
 - c. Check voltage and amps.
2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:
 - a. Wash condenser fans with low pressure hose and cleaning agent approved by the COUNTY.
 - b. Remove fan/motor assembly, check all motor connections, and tighten if necessary.
 - c. Remove any debris inside unit.

W. Chilled Water/Heating Hot Water/Steam/DX Piping

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect piping in mechanical rooms for any leaks (water and refrigerant), repair if necessary.
 - b. Inspect all piping insulation for piping systems.
 - c. Report to COUNTY attention any chilled/hot water, steam and refrigerant system lines that may need insulation repairs.

X. Ductwork (Sheet Metal/Fiberglass/Plex)

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect ductwork in mechanical rooms and yards for any leaks.
 - b. Inspect all ductwork insulation; repair any insulation that has been damaged due to water intrusion/saturation.

Y. Diffusers, Grills, Registers, Louvers

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect for corrosion and damage.
 - b. Inspect exterior louvers for blockage, clean as necessary.

Z. Additional Services:

1. Painting of Equipment/Components/Equipment Supports
 - a. Contractor is responsible for painting of equipment, its components and supporting structures when required, so corrosion is minimized.
 - b. Contractor is responsible for replacement of equipment panels/enclosures which have excessive corrosion.

HVAC Equipment List

FACILITY ID	FACILITY NAME														
2445	Administrative Services Center														
200 County Home Rd Sanford, FL 32773 Year Built: 1985 Sq ft: 9968															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU #1	Carrier	40RMC012-B600HC	1798F38510		2nd Fl Mech Rm	1998	3	None	None				5 years	Yes	No
CDU #1	Carrier	38AQS012-500	0398F17628	10	Ground Side Lot	1998	3	None	None				5 years	No	No
AHU #2	Carrier	40RMC012-B600HC	4698F43519		2nd Fl Mech Rm	1998	3	None	None				5 years	Yes	No
CDU #2	Carrier	38AQS012-500	3998F73550	10	Ground Side Lot	1998	3	Fin Damage & Dirty Coil	Fix Fins and Clean Coil	\$250			5 years	No	No
AHU #3	Carrier	40RMC016-B600HC	2599F28739		1st Fl Wellness Ctr	1999	3	None	None				6 years	Yes	No
CDU #3	Carrier	38AQS016-530	2299F23554	15	Ground Side Lot	1999	3	Dirty Coil	Clean	\$150			5 years	No	No
AHU #4	Carrier	FB4ANF024	3101A68850		1st Fl Comp Rm	2001	4	Dirty Filler	Clean				9 years	No	No
CDU #4	Bryant	551CJ024E	4901E11601	2	Ground Back Side	2001	3	Dirty Coil	Clean	\$150			9 years	No	No
AHU #5	Lennox	CBS18-41-3P	5188E68742		1st Fl Phone Rm	1988	3	Pan Full of Water Flow Switch Has Unit Off	Fix Water Leak or Replace Unit		\$1,640	\$2,460	1 year	No	No
CDU #5	Lennox	HS16-411U-4P	5188E01337	4	Ground Back Side	1988	3	Past ASHRAE Service Life	Replace		\$2,151	\$3,300	1 year	No	No
Exhaust Fan AHU	Greenheck	GB-10-4X-0D-2A	66000457	1/4	Restroom Roof	1986	3	Past ASHRAE Service Life	Replace		\$1,675	\$2,445	1 year	No	No
CDU	Lennox	CH18-55-1	548407721	1 1/2	Wellness Ceiling Ground Back Side Wellness Back Hallway	1984	3	Power to unit is off Power to unit is off	Check Out way Check Out Way		\$1,630 \$800	\$2,445 \$1,400	0 0	No No	No No
Exhaust Fan-1	N/A	N/A	N/A	N/A		1984	3	None	None				2 years	No	No

FACILITY ID	FACILITY NAME														
2487	Animal Control Facility														
2322 Bush Blvd. N.															
Sanford, FL															
Year Built: 1989															
Sq ft: 23514															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU-1	Trane	2TTB0080A1000AA	23124K23F	5	Back Of Admin	2002		Dirty coil	Clean	\$250			10 years	No	No
AHU-1	Trane	TWE060C15FDO	2322LY01V		Admin Mech Rm	2002		None	None				10 years	No	No
CDU-2	Trane	2TTB0080A1000AA	23035F83F	5	Back Of Admin	2002		Dirty coil	Clean	\$250			10 years	No	No
AHU-2	Trane	TWE060C15FDO	2322LYX1V		Admin Mech Rm	2002		None	None				10 years	No	No
WPU-1	Bard	WA372-A00	225J031033950-02	3	Cat Adoption	2002		None	None				10 years	Yes	No
WPU-2	Bard	WA372-A00	225D065179547-02	3	Cat Adoption	2002		None	None				10 years	Yes	No
Ice Machine	Manitowoc	GD03Z2A	10164125	1 1/2	Chicken Coop	2001		None	None				5 years	No	No
Ice Machine	Ice-O-Matic	ICE0400FA3	70712800 12814		Chicken Coop	2007		None	None				10 years	No	No
Exhaust Fans (18)	N/A	N/A	N/A	1/2	Kennels Areas	1988		Dirty	Clean	\$4,000			1 year	No	No
Co-Ray-Vac Tube Heat (12)	Co-Ray-Vac	CRV-82	00-002-020-0006	240	Kennels Areas	1988		No power due to fire	Replace				1 year	No	No
Vacuum Pump (3)	Co-Ray-Vac	EP100/200/AB200	9607-001-0101		Kennels Areas	1988		No power due to fire	Replace		\$15,490		1 year	No	No
Exhaust 1 of 2	Greenheck	SP-27	23055	1/2	Admin Bldg Staff Bathrooms	1988		Past ASHRAE service life	Replace		\$720		1 year	No	No
Exhaust 1 of 2 Crematorium Freezer	N/A	N/A	N/A	N/A	Admin Bldg Public Bathrooms	1988		Past ASHRAE service life, 1 of 2 does not work	Replace		\$720		1 year	No	No

FACILITY ID		FACILITY NAME													
8025		Central Transfer Station / Admin Bldg.													
1950 St Rd 419															
Longwood, FL															
Year Built: 1992															
Item	Make	Model	Serial #	Tons/hp/min/btu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU	Carrier	38LA15CA-BX-BBE-A9	2802F67225		Lower Mech Room	2002		None	None				10 years	Yes	Yes
CDU	Carrier	38AH-03-4-510AC	2502F62282	30	Ground On Hill	2002		Dirty coil	Clean	\$300			10 years	Yes	Yes
PRV-1	Penn	CB18	T1	1/4	Roof	1992		Fan not running	Replace	\$960			1 year	No	No
PRV-2	Penn	RB30	T2	3	Roof	1992		Fan not running	Replace	\$3,385			1 year	No	No
PRV-3	Penn	AB20	T3	1/3	Roof	1992		Fan not running	Replace	\$1,030			1 year	No	No
Ice Machine	Hoshizaki	KM-500MAF	KO7544L	2	Lower Mech Room	2001		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Vane Axial Fan	Aerobent	38W72S-VW-1750-20	910166-002	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W72S-VW-1750-20	910600-001	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W72S-VW-1750-20	910160-002	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W72S-VW-1750-20	N/A	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No

FACILITY ID		FACILITY NAME														
8025		Central Transfer Station / Maintenance Bldg.														
1950 St. Rd.419																
Longwood, FL																
Year Built: 1992																
Item	Make	Model	Serial #	Tons/hp/mbrtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recs.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 20 years	Outside Air	EMS?	
Exhaust Fan 1 of 2	Greenheck	RDU-36-618-B3C-X	07B03302	N/A	Maintenance Bldg Roof	2007		None	None				20 years	No	No	
Exhaust Fan 1 of 2	Greenheck	RDU-30-422-B10-X	07D03300	N/A	Maintenance Bldg Roof	2007		None	None				20 years	No	No	

FACILITY ID		FACILITY NAME													
8103		Chuluota Wilderness Caretaker House													
3895 Curryville Rd															
Oviedo, FL 32766															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Carrier	38BYC024340	3502E05228	2	Chuluota Caretaker house	2002		NONE	NONE				8 yrs	NO	NO
AHU	Carrier	FC4BNF030	4102A70627		Chuluota Caretaker house	2002		NONE	NONE				8 yrs	NO	NO

FACILITY ID		FACILITY NAME														
2476		Civil Courthouse Building														
301 Park Ave. North																
Sanford FL																
Year Built: 1973																
Sq ft: 99000																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
Chiller 1	Trane	RTHA215FCPOLDOC3LF2LFNN00G	U91L06802	215	1st Fl Mech Rm	1991		None	None				7 years	No	Yes	
Chiller 2	Trane	RTHA215FCPOLDOC3LF2LFNN00G	U91L06801	215	1st Fl Mech Rm	1991		None	None				7 years	No	Yes	
Cooling Tower 1	Marley	XM256TLFP8837	535252		North Tower Penthouse	1991		Rusty motor, scale buildup	Clean or replace		\$42,070		2 years	No	Yes	
Cooling Tower 2	Marley	XM256TLFP8837	535252		North Tower Penthouse	1991		Rusty motor, scale buildup	Clean or replace		\$42,070		2 years	No	Yes	
Boiler	Weil-McLain	BG1394WS		4200	1st Fl Mech Room	1997		None	None				20 years	No	No	
CWP #1	Weinman	4L2-000P14G4	182545-2	720	1st Fl Mech Room	1991		None	None				3 years	No	No	
CWP #2	Weinman	4L2-000P14G4	182545-1	720	1st Fl Mech Room	1991		None	None				3 years	No	No	
CHWP #1	N/A	N/A	N/A		1st Fl Mech Room	N/A		None	None				5 years	No	No	
CHWP #2	N/A	N/A	N/A		1st Fl Mech Room	N/A		None	None				5 years	No	No	
HWP #1	PACO	29-40111-145001-06	H24625 A		1st Fl Mech Room	N/A		Corroded	Replace		\$8,952		1 year	No	No	
HWP #2	PACO	29-40111-145001-06	H24625 B		1st Fl Mech Room	N/A		Leaks oil	Replace		\$8,952		1 year	No	No	
Air Compressor 1	Kellogg	332TVX	71330		1st Fl Mech Room	N/A		None	None				5 years	No	No	
Air Compressor 2	Devilbiss	H4943	418905		1st Fl Mech Room	N/A		None	None				5 years	No	No	
AHU 1	Trane	M-25	K1F201113		South Tower 2nd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$25,225		1 year	Yes	Yes	
AHU 2	Trane	M-14	K1G201118		South Tower 2nd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$19,675		1 year	Yes	Yes	
AHU 3	Trane	M-25	K1F201114		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$25,225		1 year	Yes	Yes	
AHU 4	Trane	M-10	K1G201119		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$17,200		1 year	Yes	Yes	
AHU 5	Trane	M-17	K1F201115		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$20,850		1 year	Yes	Yes	
AHU 6	Trane	L-8	K1F201116		South Tower 1st Fl Hallway Ceiling	1975		Past ASHRAE service life	Replace		\$15,670		1 year	Yes	Yes	
AHU 7	Trane	M-12	K1F201117		South Tower 2nd Fl Hallway	1975		Past ASHRAE service life	Replace		\$17,850		1 year	Yes	Yes	
AHU 8	Trane	83	K1H201265		North Penthouse	1975		Past ASHRAE service life	Replace		\$37,648		1 year	Yes	Yes	
AHU 9	Liebert	FH125A-A01	103324B		1st Fl North	1985		Past ASHRAE service life	Replace		\$18,060		2 years	No	No	
CDU 9	Trane	CAUD-C154-B	T98F13429	10	Northeast Ground	1998		Dirty Coil	Clean	\$400			5 years	No	No	
AHU 10	Payne	PF1MNA024	2398A9272		South Tower Mechanical Com Room	1998		None	None				5 years	No	No	
CDU 10	Payne	PA10J024A	3098E21100	2	South Tower Mechanical Room	1998		Dirty coil	Clean	\$400			5 years	No	No	
AHU 1	Goodman	ARUF30301BA	6060 37953		North Tower Penthouse Com Room	2006		None	None				13 years	No	No	
CDU 1	Goodman	GSC130301AA	6067 88733	2 1/2	North Tower Penthouse	2006		None	None				13 years	No	No	
AHU 2	Carrier	FB4ANF080	3200A73968		North Tower Elevator Room	2000		None	None				7 years	No	No	

FACILITY ID		FACILITY NAME													
2476		Civil Courthouse Building													
301 Park Ave. North															
Sanford FL															
Year Built: 1973															
Sq ft: 99000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU 2	Carrier	38CK060300	1880E27383	5	North Tower Roof	2000		Suction line not insulated	Insulate	\$250			7 years	No	No
AHU 3	Carrier	FB4AN036	3010A56244		South Tower Penthouse	2000		Unit not cooling	Check freon	\$400			7 years	No	No
CDU 3	Carrier	38CK036340	2500E1495	3	South Tower Roof	2000		Bad condenser motor	Fix or replace		\$2,260	\$3,030	7 years	No	No
Exhaust Fans (8)	Sound Air	N/A	N/A	4	Roof	1975		Past ASHRAE service life	Replace		\$11,800		0	No	No

FACILITY ID		FACILITY NAME													
2454		Clerk of the Court - West Branch													
995 SR 434															
Longwood, FL															
Item	Make	Model	Serial #	Tons/hr/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 12Yrs	Outside Air	EMS?
AHU 1	Trane	TWG060A150B1	4491L876V		In Ceiling	2004		None	None					No	No
CDU 1	Carrier	TTR060C100A2	L104TM78F	5	On Roof	1996		None	None					No	No
AHU 2	Carrier	40QH048300	T301919		In Ceiling	2001		None	None					No	No
CDU 2	Carrier	38EC148300	X308886	4	On Roof	1986		Past ASHRAE Service Life	Replace		\$3,080	\$5,560	1yr	No	No

FACILITY ID		FACILITY NAME														
8029		Clerk of the Court - East Branch														
384 Wilshire Blvd																
Casselberry, FL																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU 4	Tempstar	NBA3024SKAJ	L881488826		CLERK OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$1,500		1YR	NO	NO	
CDU 4	Whirlpool	H21B243ABCA	30286329653	2	OUTSIDE BACK WALL OF BLDG.	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,216	\$3,630	1YR	NO	NO	
AHU 5	Tempstar	NBA30305KAJ	L881358646		CLERK OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,400		1YR	NO	NO	
CDU 5	DUCANE	ACI0830-A	4592290347	2 1/2	OUTSIDE BACK WALL OF BLDG.	2003		NONE	NONE				11YR'S	NO	NO	
AHU 6	Goodman	A60-01	870400138		CLERK OFFICE CEILING	1987		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,850		1YR	NO	NO	
CDU 6	DUCANE	2AC13L60P-1B	662551303650	5	OUTSIDE BACK WALL OF BLDG.	2007		NONE	NONE				14 YRS	NO	NO	

FACILITY ID		FACILITY NAME													
8026		Tax Collector - West Branch													
384 Wilshire Blvd															
Casselberry, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Tempstar	BCM060XKA1	L881091156		TAG OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$3,650		1YR	NO	NO
CDU 1	Payne	PA10JA048A	4699E04832	4	OUTSIDE BACK WALL OF BLDG.	1999		NONE	NONE				7YR'S	NO	NO
AHU 2	GOODMAN	ARUF036-00A-1A	501600786		TAG OFFICE CEILING	2005		NONE	NONE				13YR'S	NO	NO
CDU 2	GOODMAN	CKL3L-1L	508263714	3	OUTSIDE BACK WALL OF BLDG.	2005		NONE	NONE				13YR'S	NO	NO
AHU 3	Luxaire	C+HC024SA	ECXS175709		HALL WAY BACK OF BLDG.	2002		NONE	NONE				10YR'S	NO	NO
CDU 3	Bryant	590ANX024000AAAA	2490E20666	2	OUTSIDE BACK WALL OF BLDG.	1990		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,216	\$3,630	1YR	NO	NO

FACILITY ID		FACILITY NAME													
2442		Co-op Extension Center - Auditorium													
240250 County Home Rd															
Sanford FL 32773															
Year Built: 1979															
Sq ft: 7894															
Item	Make	Model	Serial #	Tons/hp/mbtu /Btu	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU	Carrier	40RMGS016-B600HC	5098F88081		Auditorium Mech	1998		None	None				5yr's	Yes	No
CDU	Carrier	38AQSS016-500	2498F49514	15	Ground Auditorium	1998		Plants Around C/U	Trim Back Plants				4ys	No	No
Exhaust Fan	N/A	N/A	N/A	N/A	Auditorium Roof	1988		Fan won't run FAN past ASHRAE service life	Replace Fan		\$1,720		1yr	No	No
Ice Machine	Manitowoc	QD0282A	10362276	1	Auditorium Outside	2001		None	None				5yr's	No	No

FACILITY ID 8014 1120 Wailua Ln. Lake Mary, FL 32746		FACILITY NAME WTP Greenwood Lakes Reuse													
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Trane	2TWR1060A1000AB	5102TG81F	5		3/2005		NONE	NONE				12yr's	No	No
AHU	Trane	TWE060C15FD0	50924592V					NONE	NONE				12yr's	No	No

FACILITY ID	FACILITY NAME													
3602	Traffic Engineering - Paint Storage													
140 Bush Loop														
Sanford, FL 32773														
Year Built: 1970														
Sq Ft: 8070														
Item	Make	Model	Serial #	Tons/tp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life	Outside
Ductless Wall Unit	Fujitsu	ASU18CL	DCA004749		Face Room	2004		None	None				11 years	No
CDU	Fujitsu	AQU18CL	DCN005570	1 1/2	Transmitter Tower Area	2004		None	None					No

FACILITY ID		FACILITY NAME													
8023		Transmitter Bldg.-Altamonte Springs													
175 Newbury Ave.															
Altamonte Springs, FL 32701															
Year Built: 1990															
Sq. ft.: 198															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU 1	Bard	24WA2	62K82289184	2	OUT SIDE N. WALL	1989		REACHED ASHRAE SERVICE LIFE	REPLACE		\$2,890		0 YRS	YES	NO
WPU 2	Bard	24WA2	62K82289191	2	OUT SIDE N. WALL	1989		REACHED ASHRAE SERVICE LIFE	REPLACE		\$2,890		0 YRS	YES	NO

FACILITY ID		FACILITY NAME													
3247		Transmitter Bldg.-Chuluota													
1301 Tropical Ave.															
Oviedo, FL 32766															
Year Built: 1995															
Sq ft: 280															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU 1	Liebert	ET060-PFO	349041-006	5	wall	1990		dirty	clean	\$250			2yrs	none	n/a
WPU 2	Liebert	ET060-PFO	349041-005	5	wall	1990		dirty	clean	\$250			2yrs	none	n/a
WPU 3	Liebert	ET060-PFO	349041-002	5	wall	1990		dirty	clean	\$250			2yrs	yes	n/a

FACILITY ID		FACILITY NAME													
3246		Transmitter Bldg.-Dike Road													
3574 Dike Rd.															
Oviedo, FL 32765															
Year Built: 2000															
Sq ft: 315															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU 1	Comfort Aire	W36CF10B1F00A	99B-P5226651	3	Out side of bldg. wall mount	1999	2.5/2.5/2.5	Dirty	Clean coil	\$250			5yr's	yes	no

FACILITY ID		FACILITY NAME														
2492		Transmitter Bldg.-Five Points														
144 Bush Loop																
Sanford, FL. 32773																
Year Built: 1995																
Sq ft: 640																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Comfort Aire	W60C500B1F00A	97C-P30226H	5	Outside S.-Wall	1997		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 2	Comfort Aire	W60C500B1F00A	98B-P30277H	5	Outside W.-Wall	1998		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 3	Comfort Aire	W60C500B1F00A	98B-P302275H	5	Outside W.-Wall	1998		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 4	Comfort Aire	W60C500B1F00A	97-CP30225H	5	Outside N.-Wall	1997		Dirty Coil	Clean	\$150			5yrs	Yes	No	

FACILITY ID		FACILITY NAME													
3284		Transmitter Bldg.-Geneva													
2nd Street															
Geneva, FL 32732															
Year Built: 1995															
Sq. ft. : 300															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU 1	Liebert	ET060A-PFD	349041-004	5	Exterior Wall	1990		Dirty coil	Clean				1 year	No	No
WPU 2	Liebert	ET060A-PFD	349041-003	5	Exterior Wall	1990		Dirty coil	Clean				1 year	No	No
WPU 3	Liebert	ET060A-PFD	349041-001	5	Exterior Wall	1990		Dirty coil	Clean				1 year	Yes	No

FACILITY ID		FACILITY NAME													
8115		Transmitter Bldg - Oviedo													
420 Alexandra Blvd. Oviedo, FL 32773 Year Built: 2002 Sq. ft.: 394															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining yrs	Outside Air	EMS?
PKG 1	Bird	X-WA701B09EPD053	187B011589435-02	3	Out side front of Bldg.	2002	3/3/2002	none	none				yrs	yes	no
PKG 2	Bird	W-WA701B09EPD053	187B011589430-02	3	Out side back of Bldg.	2002	3/3/2002	none	none				yrs	yes	no

FACILITY ID		FACILITY NAME														
8022		Transmitter Bldg.-Paola														
4905 Wayside Dr.																
Sanford, FL 32771																
Year Built: 2006																
Sq. ft.: 288																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Package Unit	Carrier	50ZP-030-301	2197G41359	2 1/2	EAST SIDE OF BLDG	1997		DIRTY	CLEAN COIL & SERVICE	\$250			3YR	NO	NO	
PWU-1	BARD	WL602-A05XWXXXJ	153M041965256-02	5	NORTH SIDE OF BLDG	2002		NONE	NONE				10YR	YES	NO	
PWU-2	BARD	WA602-A05XWXXXJ	152F052037288-02	5	NORTH SIDE OF BLDG	2002		NONE	NONE				10YR	YES	NO	

FACILITY ID		FACILITY NAME														
2494		Transmitter Bldg.-Sabal Point														
930 Wekiva Spr. Rd																
Longwood, FL 32779																
Year Built: 1995																
Sq ft: 144																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-1	Armstrong Air	BCS2M24C00NA1P-1	6007D27329		Inside Bldg. Back Wall	2007		None					14 years	No	No	
C/U-1	Armstrong Air	2SCU13LE124P-1	1606B20771	2	Outside Front of Bldg.	2007		None					14 years	No	No	

FACILITY ID		FACILITY NAME													
8102		Transmitter Bldg.-Water Tower													
502 SR 434															
Altamonte Springs, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recd.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	ENS?
PKG 1	Payne	PAIZBA060000AAA	1498G42313	5	EAST SIDE OF BULG	1999	YELLOW	DIRTY ICED UP	CLEAN COIL CHECK REG. CHARGE	\$200			3YR.	NO	NO
PKG 2	Payne	PAIZBA060000AAA	1498G42322	5	EAST SIDE OF BULG	1999	YELLOW	DIRTY ICED UP	CLEAN COIL CHECK REG. CHARGE	\$200			3YR.	NO	NO
PWU-1	BARD	WA602-A05XWXXXJ	153F052041-02 1503H052043707- 02	5	NORTH SIDE OF WTB	2004	GREEN	NONE	NONE				10YR.	YES	NO
PWU-2	BARD	WA602-A05XWXXXJ		5	NORTH SIDE OF WTB	2004	GREEN	NONE	NONE				10YR.	YES	NO

FACILITY ID		FACILITY NAME													
3645		Work Release Center													
Bush Blvd.															
Sanford, FL 32773															
Year Built: 1987															
Item	Make	Model	Serial #	Tons/lp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rece.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
Gas Package Unit 1	Trane	YCC09653H0BD	M431EE1H	3	Women's Dorm	1997		Fin damage	Fix	\$150			4 years	No	No
Gas Package Unit 2	Trane	YCH102C3H0AB	M45101411D	10	Main Bldg	1997		Fin damage	Fix	\$150			4 years	No	No
Gas Package Unit 3	Trane	YCH090D3H0BE	M25101925D	7 1/2	Men's Dorm	1997		Fin damage and dirty	Fix and clean	\$400			4 years	Yes	No
Kitchen Exhaust	Penn	FX14BFT	N/A	5	Roof	N/A		None	None				10 years	No	No
Kitchen Intake	Penn	N/A	N/A	5	Roof	N/A		Rusty housing	Clean and paint	\$1,200			10 years	Yes	No
Ice Machine	Cornelius	IAC322	63E9641BC053	1	Kitchen	1992		Not hooked up	Hook up	\$1,000			5 years	No	No
Exhaust Fan	Penn	DX13VSR	N/A	1/4	Roof	N/A		None	None				10 years	No	No
Exhaust Fan	Penn	DX13VSR-04	N/A	1/4	Roof	N/A		None	None				10 years	No	No

FACILITY ID		FACILITY NAME														
8121		WTP - Apple Valley														
190 1/2 Hillcrest St Altamonte Springs, FL 32714																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Bard Unit	Bard	WA121-A0BXXE	158A021699905-01	1	W.T.P. Apple Valley	2001		NONE	NONE				7 years			

FACILITY ID		FACILITY NAME													
8013		WTP - Country Club													
229 Silk Bay Place															
Lake Mary, FL 32746															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Bard Unit	Bard	WA242-A08	140J021747799-02	2	W.T.P. Country Club	2002		NONE	NONE				8 years		

FACILITY ID		FACILITY NAME													
8014		WTP Greenwood Lakes													
505 Wexdon Ct															
Lake Mary, FL 32746															
Year Built: 1976															
Sq ft: 1344															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair: \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Ductless A/C Unit	Fujitsu	ASU24CL	DDA009540	2	Office/Comm-Room	2007	2	Leaks Water	Fix Leak	\$250			15yrs	No	No
C/U	Fujitsu	AOU24CL	DDN009540	2	Outside Comm-Room	2007	2	None	None				15yrs	No	No
Exh.-Fan	Dayton	9K955	N/A	1/20	Acid Bldg.	1998	2	Dirty	Clean	\$150			5yrs	No	No
Exh.-Fan	Dayton	9K955	N/A	1/20	Acid Bldg.	1998	2	Don't Work	Replace	\$1,590			0yrs	No	No
Exh.-Fan	Dayton	4C35213	07F96-961740	1/4	Chlorine-Room	1996	2	No Power	Find Power Feed				5yrs	No	No

FACILITY ID	FACILITY NAME														
8073	Traffic Engineering - Fabrication Shed/Sign Shop														
138 Bush Loop															
Sanford, FL 32773															
Year Built: 1985															
Sq ft: 1335															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Advanced Distributer Products	RCME36230S002	7107M01942		Back of Shop	2007		None	None				15 years	No	No
CDU	Ducane	2AC13L30P-28	4608BU5687	2 1/2	Back of Shop	2007		None	None				15 years	No	No

FACILITY ID		FACILITY NAME														
2434		Traffic Engineering - Office and Shop														
140 Bush Loop Sanford, FL 32773 Year Built: 1970 Sq Ft: 6070																
Item	Make	Model	Serial #	Tons/ft ² /mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU	Trane	TWE090A300CA	Z213J555H		Storage Closet	2001		None	None				8 years	No	No	
CDU	Trane	TWA090A300DA	Z035J95AH	7 1/2	West Side Bldg	2001		Dirty coil	Clean	\$200			8 years	No	No	
AHU	Trane	TWE120A300CA	Z231Y8X5H		Break Room	2001		None	None				8 years	No	No	
CDU	Trane	TWA120A300DA	Z285M7RAH	10	East Side Of Bldg	2001		Dirty coil	Clean	\$200			8 years	No	No	

FACILITY ID		FACILITY NAME													
8063		Traffic Engineering - Warehouse													
140 Bush Loop Sanford, FL 32773 Year Built: 1970 Sq ft: 8076															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Armstrong Air	BCSZM36COONA1P-1	6007E18016		Back of Warehouse	2006		None	None				15 years	No	No
CDU	Armstrong Air	25CU13LE136P-1	1606B11582	3	Rear of Warehouse	2006		None	None				15 years	No	No
Ice Machine	Ice-O-Matic	ICE500FA2	K217-09182-Z	1	Warehouse	2006		Dirty coil	Clean	\$100			10 years	No	No
Exhaust Fan	N/A	N/A	N/A	1 1/2	Warehouse	N/A		None	None				5 years	No	No
Exhaust Fan	N/A	N/A	N/A	1 1/2	Warehouse	N/A		None	None				5 years	No	No

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2509		Sylvan Lake Park																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
845 Lake Markham Rd. Sanford, FL 32771 Year Built: 1993 Sq ft: 15180																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

FACILITY ID		FACILITY NAME													
3020		Osceola Landfill - Scale House													
1930 E. Osceola Rd.															
Geneva, FL 32732															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Package Unit	Bryant	N/A	N/A	N/A	Land Fill Scale House	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	0 YRS		

FACILITY ID		FACILITY NAME													
3599		Parks Office Five Points													
121 Bush Blvd															
Sanford, FL 32773															
Item	Make	Model	Serial #	Tons/hp/lmbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Goodman	CRKJ50-1AB	9906455049	N/A	Parks Office	N/A		Past ASHRAE Service Life	Replace		\$2,151	\$3,300	1 YR		

FACILITY ID		FACILITY NAME													
2459		Red Bug Lake Park													
3600 Red Bug Lake Rd.															
Casselberry, FL 32707															
Year Built: 1975															
Sq ft: 1072															
Item	Make	Model	Serial #	Tonship/cmbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 8yrs	Outside Air	EMS?
AHU	Trane	TWED060A300CA	Z352SY75H	5	Men's Rest Room	2001	3.5/3.5	none	none				8yrs	no	no
CDU	Trane	TTA060D300A1	Z323TEM3F		North side of bldg.	2001	3.5/3.5	Dirty	Clean Coil	\$400			8yrs	no	no
Exhaust Fans	Nulone	n/a	n/a	1/6	Men's & Women's Rest room's	1998	3.5/3.5	Dirty	Clean	\$400			8yrs	no	no
Ice Machine	Hoshizaki Dayton	KH500MAE	F13435H	2	Office	1989	3.5/3.5	Dirty	Clean Filter	\$200			3yrs	no	no
8-Propeller Fans		50040G	Ref K55HXKR1H	1/2	Recreational Court's	N/A	3.5/3.5	none	none				5yrs	no	no

FACILITY ID		FACILITY NAME													
2433		Roads Division Admin													
177 Bush Loop															
Sanford, FL 32773															
Year Built: 1994															
Sq ft: 2704															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE090A300DA	2323XLD5H		Inside Mech Rm	2002	2	None	None				9 years	No	No
COU	Trane	TWA090A300EA	250308FAD	7 1/2	Rear of Bldg	2002	2	Unit Off of Pad	Re-center				9 years	No	No
Exhaust Fan	Nuolne	Q1-150N	RL10339	1/4	Men's Restroom	2002	2	None	None				10 years	No	No
Exhaust Fan	N/A	N/A	N/A	1/4	Women's Restroom	2002	2	None	None				10 years	No	No

FACILITY ID		FACILITY NAME																
2440		Roads Division Operation																
177 Bush Loop																		
Sanford, FL 32773																		
Year Built: 1994																		
Sq Ft: 3000																		
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?			
WPU-1	Bard	30WAG-A15N	A99K910695171	2 1/2	Front Of Bldg	1991		None	None				2 years	Yes	No			
WPU-2	Bard	60WA-A20N	091K910692182	5	Side Of Bldg	1991		None	None				2 years	Yes	No			
Exhaust Fan	AO-Smith	DE3H017N	40RA	1/4	Storage Room	2001		None	None				13 years	No	No			
Exhaust Fan	Broan	N/A	N/A	1/4	Men's Restroom	N/A		None	None				5 years	No	No			
Exhaust Fan	N/A	N/A	N/A	1/4	Women's Restroom	N/A		None	None				5 years	No	No			

FACILITY ID		FACILITY NAME														
2441		Roads Scale House Storage Building														
101 Bush Loop																
Sanford, FL 32773																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU	Trane	TWE030614FB0	R503TFX2U	N/A	Roads Scale House	2000		NONE	NONE				6 YRS			
CDU	Goodman	TWR030C100A5	22721HC4F	N/A	Roads Scale house	2000		NONE	NONE				6 YRS			

FACILITY ID		FACILITY NAME													
8054		Roads Maintenance, Asphalt & Drainage													
183 Bush Blvd															
Sanford, FL 32773															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Bard Unit	Bard	AVP36LA1-M3-1000AJ	N/A	N/A	Roads Asphalt	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	1 YR		

FACILITY ID		FACILITY NAME													
2435		Roads Team 5 Trailer													
171 Bush Loop Sanford, FL 32773															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Bard Unit	Bard	N/A	N/A	N/A	Roads team 5 Trailer	N/A		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$5,400	\$8,100	1 YR		
Bard Unit	Bard	N/A	N/A	N/A	Roads team 5 Trailer	N/A		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$5,400	\$8,100	1 YR		

FACILITY ID		FACILITY NAME													
2458		Sanlando Park													
401 Highland St.															
Altamonte Springs, FL 32714															
Year Built: 1978															
Sq ft: 2430															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Bryant	FB4ANF060	1897A17555			1997		Mold & Mildew	Cleaning	\$400			4yr's	no	no
CDU-1	Bryant	661CE060A	4796E03477	5		1996		Fin Damage	Cleaning	\$400			4yr's	no	no
AHU-2	Bryant	FC4BNF030	0697A17830			1997		Mold & Mildew	Cleaning	\$400			4yr's	no	no
CDU-2	Bryant	663CJ024-A	0397E18830	2 1/2		1997		Fin Damage	Cleaning	\$400			4yr's	no	no
Exhaust Fan		Ceiling Mount	1 Per Restroom	1	Pro Shop			Dirty	Cleaning	\$200			1yr	no	no
Exhaust Fans	Dayton	5C040M	8 Units	8	Racquetball Courts			Dirty	Cleaning	\$1,000			3yr	no	no
Ice Machine	Manitowoc	QD0282A	990862725	1	Pro Shop			Problems REPORTED	Cleaning	\$200			2yr's	no	no

FACILITY ID		FACILITY NAME														
8117		SCFD Fire Training Facility														
201 Valentine Way Longwood, FL 32750 Year Built: 1973 Sq ft: 44400	Item	Make	Model	Serial #	Tons/hp/mbrtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
	AHU-1	CARRIER	FY4ANF024	0607A75323		MECH-ROOM-127	2007		NONE	NONE				15yrs	YES	NO
	CUI-1	CARRIER	24ACA324A300	2407E43000	2	FRONT NW. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-2	CARRIER	FY4ANF042	2507A88458		MECH-ROOM-127	2007		NONE	NONE				15yrs	YES	NO
	CUI-2	CARRIER	24ACA342A300	2107E21510	3 1/2	FRONT NW. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-3	CARRIER	FY4ANF024	0607A71115		MECH-ROOM-133A	2007		NONE	NONE				15yrs	YES	NO
	CUI-3	CARRIER	24ACA324A300	2407E42935	2	FRONT NE. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-4	CARRIER	FY4ANF042	2507A88455		MECH-ROOM-121	2007		NONE	NONE				15yrs	YES	NO
	CUI-4	CARRIER	24ACA342A300	0907E08606	3 1/2	FRONT NW. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-5	CARRIER	FY4ANF048	2407A83813		MECH-ROOM-101A	2007		NONE	NONE				15yrs	YES	NO
	CUI-5	CARRIER	24ACA348A300	2407E14402	4	FRONT NE. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-6	CARRIER	FY4ANF036	2007A69434		CLASS ROOM SW. END OF BLDG	2007		NONE	NONE				15yrs	YES	NO
	CUI-6	CARRIER	24ACA336A300	1307E32574	3	SW. END BACK OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-7	CARRIER	40QNC009-3	2107Y30601		COMM. ROOM W. SIDE OF BLDG	2007		NONE	NONE				15yrs	NO	NO
	CUI-7	CARRIER	38HDV009-3	1706Y01111	1 1/2	OUTSIDE COMM. ROOM W. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	AHU-8	CARRIER	FY4ANF048	2407A83851		2nd FLOOR MECH-ROOM 205	2007		NONE	NONE				15yrs	YES	NO
	CUI-8	CARRIER	24ACA348A300	2207E00306	4	FRONT NE. SIDE OF BLDG.	2007		NONE	NONE				15yrs	NO	NO
	OAH-1	ADDISON	VC0951C01E	70501802001	4 1/4	MECH-ROOM-101A	2007		NONE	NONE				15yrs	YES	NO
	OACU-1	ADDISON	RCA051001F	70501801001	4 1/4	FRONT NE. SIDE OF BLDG.	2007		NONE	NONE				15yrs	YES	NO
	OACU-2	ADDISON	HCA051C01E	70501803001	4 1/4	2nd FLOOR MECH-ROOM-205	2007		NONE	NONE				15yrs	NO	NO
	AHU-NO-TAG	INTERTHERM	B3BV-024K-AB	B3D040701333	4 1/4	LOGISTICS OFFICE	2007		NONE	NONE				12yrs	NO	NO
	CUNO-TAG	INTERTHERM	DS3BA-024KA	DS050502995	2	NE-SIDE OF LOGISTICS OFFICE	N/A		NONE	NONE				12yrs	NO	NO
	AHU-10	TRANE	TWE042C14FC0	5312M871V		BACK OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yrs	NO	NO
	CUI-10	TRANE	21TB0042A1000AA	5384U8F3F	3	SE-SIDE OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yrs	NO	NO
	AHU-11	TRANE	TWE090A300EL	5404TWJBD		LOGISTICS WARE HOUSE E-WALL	2005		NONE	NONE				12yrs	NO	NO
	CUI-11	TRANE	T1A090A400FA	54013CUAD	7 1/2	SE-SIDE OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yrs	NO	NO
	AHU-12	TRANE	TWE090A300EL	5405KC8BD		LOGISTICS WARE HOUSE E-WALL	2005		NONE	NONE				12yrs	NO	NO
	CUI-12	TRANE	T1A090A400FA	53830HBAD	7 1/2	SE-SIDE OF LOGISTICS WARE HOUSE	2005		COIL FIN DAMAGE- DIRTY	FIX AND CLEAN	\$400			12yrs	NO	NO
	AHU-NO-TAG	GOODMAN	ARUF042-00A-18	601691889		2nd FLOOR LOGISTICS CLASS ROOM	N/A		NONE	NONE				8yrs	NO	NO
	CUI-NO-TAG	GOODMAN	GSC130301A-A	0602491768	3 1/2	BACK OF LOGISTICS WARE HOUSE	N/A		NONE	NONE		\$1,640		8yrs	NO	NO
	AHU-NO-TAG	LENNOX	N/A	N/A		SHOP BACK OF LOGISTICS WARE HOUSE	1995		DIRTY	REPLACE				1yr	NO	NO
	CUI-NO-TAG	LENNOX	10HP836-1P	5895F-13050	3	OUTSIDE EAST SIDE OF SHOP	1995		DIRTY	UNIT WITH A/H	\$2,151		\$3,300	1yr	NO	NO
	ICE MACHINE	HOSHIZAKI	KM-1300MAN	002161E	1	INSIDE NE WALL OF BLDG.	N/A		DIRTY	WASH & REPLACE	\$200			6yrs	NO	NO
	EXHAUST FAN 1 OF 3	GREENHECK	SP-B-70-QD	N/A	1/4	MEN'S & WOMEN'S REST ROOM'S	2007		NONE	NONE				20yrs	NO	NO
	EXHAUST FAN 1 OF 2	GREENHECK	SP-A250-QD	10841168	1/4	OUT DOOR REST ROOM'S	2007		NONE	NONE				20yrs	NO	NO
	EXHAUST FAN 1 OF 2	GREENHECK	SP-A250-QD	10841157	1/4	OUT DOOR REST ROOM'S	2007		NONE	NONE				20yrs	NO	NO

FACILITY ID		FACILITY NAME													
2485		SGTV													
130 San Carlos Ave															
Sanford, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE0606C15FDJ	23315WH2V		SGTV	2002		NONE	NONE				8 YRS		
CDU	Trane	TWER060DJ00A2	23328EJ1F	5 Tons	SGTV	2002		NONE	NONE				8 YRS		

FACILITY ID		FACILITY NAME													
8075		Sheriff's Office / Public Safety Building													
Item	Make	Model	Serial #	Tons/HP/MBtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
Chiller 1	Trane	RTAA270	U97F02844	270	Chiller Yard	1997		Corroded and dirty coil	Clean	\$1,500			8 years	No	No
Chiller 2	Trane	RTAA270	U97F02845	270	Chiller Yard	1997		Corroded and dirty coil	Clean	\$1,500			8 years	No	No
Chiller 3	Trane	CGW00504C30HTDOR4FFBU	U01J01859	50	Ch Mech Rm	2001		None	None				13 years	No	Yes
CHWP-1	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-2	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-3	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-5	TACO	FE1507E2C1E2LOA	Chiller 3 HWP	1 1/2	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-4 Secondary	TACO	FE4013	N/A	50	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-3 Secondary	TACO	FE4013	N/A	50	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-4	TACO	FE2007E2D1E2LOA	N/A	3	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-6	TACO	FE1507E2C1E2LOA	Chiller 3 CWP	1 1/2	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-7	TACO	FE2010E2F1F2LOA	N/A	1	Ch Mech Rm	1997		None	None				10 years	No	Yes
Boiler	PUL	30WB25APG	49790850		Ch Mech Rm	1997		Rusty casing	Clean and paint	\$400			10 years	No	No
VFD (12)	Allivar	ATV66D12N4	N/A		Ch Mech Rm	1997		None	None				10 years	No	No
VAV W/Heat (193)	Trane	H3M186K	193-VAV		Ceiling	1997		None	None				20 years	No	No
VAV W/O Heat (27)	Trane		N/A		Ceiling	1997		None	None				20 years	No	No
FTB (2)	Trane	VSCF1600GBDD01	R02F85893			1997		None	None				10 years	No	No
AHU 1	Trane	36CKC060300	K97G83607		1st Fl Rm 1-114	1997		None	None				8 years	Yes	Yes
AHU 2	Trane	MCCA017	K97G85470		1st Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 3	Trane	MCCA025	K97G85398		1st Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 4	Trane	MCCA025	K97G84846		Ch Mech Rm	1997		None	None				8 years	Yes	Yes
AHU 5	Trane	MCCA017	K97G75113		Ch Mech Rm	1997		None	None				8 years	Yes	Yes
AHU 6	Trane	MCCA017	K97G83980		2nd Fl Rm 2	1997		None	None				8 years	Yes	Yes
AHU 7	Trane	MCCA017	K97G85260		2nd Fl Mech	1997		None	None				8 years	Yes	Yes
AHU 8	Trane	MCCA025	K97G87171		2nd Fl Mech	1997		None	None				8 years	Yes	Yes
AHU 9	Trane	MCCA025	K97G83621		3rd Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 11	Trane	MCCA030	K97G83975		3rd Fl Mech Room	1997		None	None				8 years	Yes	Yes
OAH-1	Temtrol	ITF-RDH12	U100036-001-00		Roof Technical Ser	2002		Dirty coil	Clean	\$1,000			14 years	Yes	No
OACDU-1	Temtrol	20AOLM52	1-02-67183-001-00	50	Roof Technical Ser	2002		Dirty coil, Needs insulation work	Clean and insulate	\$3,200			14 years	Yes	No
AHU-1	Canter	FC4CNF048	3303A71441		Evidence Room	2004		None	None				11 years	Yes	No
CDU-1	Canter	FG4CNF048	0404E08954	4	Tel Comm Roof	2004		None	None				11 years	No	No

FACILITY ID				FACILITY NAME												
8075				Sheriff's Office / Public Safety Building												
100/150 Bush Blvd.																
Sanford, FL 32773																
Year Built: 1998																
Sq. ft.: 120000																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-2	Carrier	FC4CNF060	0304A71593		Evidence Room	2004		None	None				11 years	Yes	No	
CDU-2	Carrier	FC4CNF060	0204CKC13459	5	Tel Comm Roof	2004		None	None				11 years	No	No	
AHU-3	Goodman	ARUF060-00A-1A	503062862		Room 3-136	2004		None	None				11 years	No	No	
CDU-3	York	H1RC060S06D	EMHM851562	5	West Roof	2004		None	None				11 years	No	No	
Mini Split AHU-1	Goodman	WMC24-1A	9907001480		Room 3-138	1999		None	None				6 years	No	No	
Mini Split CDU-1	Goodman	HDC24-1AB	9910439623	2	West Roof	1999		None	None				6 years	No	No	
Mini Split AHU-2	Goodman	WMC24-1A	9907001432		Room 3-154	1999		None	None				6 years	No	No	
Mini Split CDU-2	Goodman	HDC24-1AB	9910439621	2	West Roof	1999		None	None				6 years	No	No	
Mini Split AHU-3	Goodman	WMC24-1A	9907001490		Room 3-136	1999		None	None				6 years	No	No	
Mini Split CDU-3	Goodman	HDC24-1AB	9910439622	2	West Roof	1999		None	None				6 years	No	No	
Mini Split AHU-4	Carrier	Q40NB009100	5302Y50226		Room 2-123	1999		None	None				6 years	No	No	
Mini Split CDU-4	Carrier	38HDC018341	0703Y59382	3	West Roof			None	None				10 years	No	No	
Mini Split AHU-5	Carrier	40QNB009100	5302Y30232		Room 3-146	2003		None	None				10 years	No	No	
Mini Split CDU-5	Carrier	38AN009110	2502Y20165	1 1/2	West Roof	2003		None	None				10 years	No	No	
Mini Split AHU-6	Carrier	40QNB018	5102Y50917		Room 1-115	2003		None	None				10 years	No	No	
Mini Split CDU-6	Carrier	38AN009110	4702Y21675	1 1/2	West Roof	2003		None	None				10 years	No	No	
Mini Split AHU-7	Carrier	40QNB01A	5102Y50918		Room 2-236	2003		None	None				10 years	No	No	
Mini Split CDU-7	Carrier	38HDC03662	0403X56177	1 1/2	East Roof	2003		None	None				10 years	No	No	
Mini Split AHU-8	Carrier	40QNB018	5102Y50921		Room 3-223	2003		None	None				10 years	No	No	
Mini Split CDU-8	Carrier	38HDC018341	0703X59383	1 1/2	East Roof	2003		None	None				10 years	No	No	
Mini Split AHU-9	Carrier	40QNB018	1502Y50820		Room 1-231	2003		None	None				10 years	No	No	
Mini Split CDU-9	Carrier	38HDC018341	0703X59385	1	East Roof	2003		None	None				10 years	No	No	
Mini Split AHU-10	Carrier	40QAB036320	5295V03588		Room 3-221	2003		None	None				10 years	No	No	
Mini Split CDU-10	Carrier	38HDC018341	0603X58606	1	East Roof	2003		None	None				10 years	No	No	
SF-4	Cook	180CPV	047S723001	3	Tel Comm Roof	2004		Rusty housing	Clean and paint	\$1,800			16 years	Yes	No	
EF-1	Centri Master	PNN245	VVC196301	2	West End Roof	1997		None	None				9 years	No	No	
EF-2	Cook	300C11B	VVC19605	5	East End Roof	2004		None	None				16 years	No	No	
EF-3	Cook	150C5B	047S723001	1/2	Tel Comm Roof	2004		Fan not secured to curb	Secure	\$150			16 years	No	No	
EF-4	Cook	135C5B	047S723001	1/2	Tel Comm Roof	2004		None	None				16 years	No	No	
EF-5	Centri Master	PN200	VVC196309	3/4	Tel Comm Roof	1997		None	None				9 years	No	No	
EF-6	Jet Master	VBH48UF	VVC196311	5	West End Roof	1997		Rusty housing	Clean and paint	\$1,800			9 years	No	No	
EF-7	Jet Master	VBH48UF	VVC196311	5	West End Roof	1997		Rusty housing	Clean and paint	\$1,800			9 years	No	No	
EF-8	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No	

FACILITY ID		FACILITY NAME													
8075		Sheriff's Office / Public Safety Building													
100/150 Bush Blvd.															
Sanford, FL 32773															
Year Built: 1998															
Sq. ft.: 120000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
EF-9	Cook	120C3B	047S723001	1/4	Tel Comm Roof	2004		None	None				16 years	No	No
EF-10	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-11	Centri Master	PRN126E	VVC196314	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-12	Cook	80CPV	047S723001	1/2	Tel Comm Roof	2004		Rusty housing	Clean and paint	\$1,500			16 years	No	No
EF-13	Cook	20R4B	047S723001		Tel Comm Roof	2004		None	None				16 years	No	No
EF-14	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-15	Cook	90R100H	047S723001	1/4	Tel Comm Roof	2004		None	None				16 years	No	No
EF-16	Centri Master	PDV135RFP6	VVC196317	1/2	Tel Comm Roof	1997		None	None				9 years	No	No
EF-17	Cook	135R5B	047S723001	1/2	Tel Comm Roof	2004		None	None				16 years	No	No
EF-18	Cook	PDV135RFG4	VVC196324	1/2	Tel Comm Roof	1997		None	None				9 years	No	No
EF-19	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-20	Centri Master	PRN171F	VVC196322	1/3	Tel Comm Roof	1997		None	None				9 years	No	No
EF-21	Centri Master	PRN118E	VVC19632	1/4	Dog Shed	1997		Noisy	Replace of fix		\$1,550		5 years	No	No
EF-22	Centri Master	ACED120C10D	VVC19631	1/4	Crime Shed	1997		None	None				10 years	No	No
EF-24	Cook	60CPV	047S723001	1/3	Tel Comm Roof	2004		None	Clean and paint	\$1,200			16 years	No	No

FACILITY ID		FACILITY NAME													
8046		Softball Complex													
264 W. North St.															
Allamonte Springs, FL 32714															
Year Built: 1993															
Sq. ft.: 8000															
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
RTU 1	Weatherking	DFC-08454E22AAE10	921000201001	8	Rooftop	1992		Cond. Dirty	Clean	\$400				Yes	No
RTU 2	Weatherking	DFC-07454E32ACE10	921000202002	7	Rooftop	1992		Cond. Dirty & Broken Drain	Clean	\$400				Yes	No
RTU 3	Weatherking	DFC-07454E32ACE10	921000202001	7	Rooftop	1992		Cond. Dirty	Clean	\$400				Yes	No
Ice Machine	Hoshizaki	KMS00MAE	D04346J	3	First Floor	2000		Dirty	Clean	\$200			1 YEAR	No	No
PRV 3	Loren Cook	120C10D	281S3292180012920001	1/6	Rooftop			None						No	No
PRV 4	Loren Cook	120C10D	281S3292180012920002	1/6	Rooftop			Damaged Housing	Repair	\$250				No	No
Inline Fan	Loren Cook	na	na	1/6	Room 301			None	None					No	No
DUCTLESS AHU	FUJITSU	ASU9CQ	BCA006332		Comm. Room	2007		None	None					No	No
NEW C/U	FUJITSU	AOU9CQ	BCN006200	1 1/2	Outside Comm. Room	2007		None	None					No	NO

FACILITY ID		FACILITY NAME													
3020		Osceola Landfill - Office													
1930 E Osceola Rd Geneva, FL 32732															
Item	Make	Model	Serial #	Tons/hr/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Trane	21TA0060A3000AA	33434RDSF	5	Land Fill Office	2004		NONE	NONE				10 YRS		
CDU	Trane	21TA0060A3000AA	3333TNC3F	5	Land Fill Office	2004		NONE	NONE				10 YRS		
AHU	Trane	TWE120B300DA	3114KLK5H		Land Fill Office	2004		NONE	NONE				10 YRS		

FACILITY ID				FACILITY NAME												
2465				Fire Station 16 - Sabal Point												
930 Wekiva Springs Rd.																
Longwood, FL 32779																
Year Built: 1984																
Sq Ft: 4200																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Bryant	FA4ANF060	3302A67558		Hall Closet	2002		none	none				9yr's	no	no	
CDU	Bryant	661CJ060	3502E08925	5	N Side of bldg.	2002		none	none				9yr's	no	no	
Exh Fans Bay Area	Cook UNI Dome	245U5B-ACU	n/a	10	Roof of truck bay	1983		Far bay fan won't run	Replace		\$3,015		1yr	no	no	
Exhaust Fans	Cook	Gemini-4-10	n/a	1	Above Restroom's	1982		Fan above chiefs restroom won't run.	Fix or replace		\$915		1yr	no	no	
Ice Machine	Manitowoc	QD0452A	40565432	1	Truck Bay	2005		none	none				5yr's	no	no	

FACILITY ID		FACILITY NAME													
2474		Fire Station 27 - Red Bug													
5280 Red Bug Lake Rd.															
Casselberry, FL 32707															
Year Built: 1990															
Sq ft: 5718															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE090B100EA	3313KH85H		Above com room in truck bay	2003		None	None				11yr's	No	No
CDU	Trane	TWB2048A1000AA	3102YER2F	4	Back of Bldg.	2003		Dirty	Clean coil	\$400			11yr's	No	No
CDU	Trane	TWB2042A1000AA	3134UD61F	3 1/2	Back of Bldg.	2003		None	None				11yr's	No	No
Heat Recovery	ENCON	E6000DW	134149		Mounted on CDU	2003		None	None				11yr's	No	No
Exh Fans Bay Area		n/a	n/a	10	Above center truck bay	1990		None	None				2yr's	No	No
Kitchen Hood Supply	Captive Aire	NSAU1-G10	Ser#-na/job#404461	1/3	Out side west wall	2006		None	None				18yr's	Yes	No
Ice Machine	Hoshizaki	KM500MA	L083494		Truck Bay's	2006		None	None				8yr's	No	No
Kitchen Hood EF-1	Captive Aire	NCA10FA		1/3	Out side west wall	2006		None	None				18yr's	No	No
Gas Heater's	Moline	R6-50-675	90-44839	n/a	Truck Bay's	1990		Only 1 works	Fix or replace		\$2,930		2yr's	No	No
EF-1	Greenheck	BSQ-8-4	90J03675	0.25	Above NW Bathroom	1990		Dose not run	Fix or replace		\$2,350		2yr's	No	No

FACILITY ID		FACILITY NAME													
2468		Fire Station 34 - Paola													
4905 State Rd. 46W															
Sanford, FL 32771															
Year Built: 1981															
Sq ft: 4416															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	York	F2FP060N06B	EMJS257121		HALL CLOSET	2001	3A-3B95	NONE	NONE				5YR.	NO	NO
CDU	York	HIRC060S08D	EMHM851559	5	NW SIDE OF BLDG. BAY ROOF	2001		FIN DAMAGE & DIRTY	CLEAN & FIX	\$150			4YR.	NO	NO
Exh Fans Bay Area	N/A	N/A	N/A	10	ABOVE CEILING	N/A		NONE	NONE				5YR.	NO	NO
Exhaust Fans 1-OF-2	LOREN COOK Hoshizaki	GEMINI-160 KM500MAH	N/A P1489L	N/A 1	ROOM-105	2003		NONE	NONE				15YR.	NO	NO
EF-MEN'S ROOM	LOREN	120C4B	0475620161	N/A	LOW-ROOF	N/A		NONE	NONE				10YR.	NO	NO
EF-KITCHEN HOOD	COOK			N/A	LOW-ROOF	N/A		NONE	NONE				5YR.	NO	NO
ICE MAKER	N/A HOSHIZAKI	KM500MAH	P1489L	N/A 1	TRUCK BAY	2005		NONE	NONE					NO	NO

FACILITY ID		FACILITY NAME													
2469		Fire Station 35 - Five Points													
201 W County Home Rd Sanford, FL															
Sq ft: 7276															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	RUUD	UHKAHM4821JA	M190602665		Kitchen Hall Closet	2006		None	None				15Yrs	Yes	No
CDU-1	RUUD	UAND0481A2	7303M400705245	4	SE-Side of Bldg	2007		None	None				15Yrs	No	No
AHU-2	RUUD	UHKAHM4821JA	M190602691		1st Floor SE Closet	2006		None	None				15Yrs	No	No
CDU-2	RUUD	UAND0481A2	7303M400705243	4	SE-Side of Bldg	2007		None	None				15Yrs	No	No
AHU-3	ADDISON	VCH064X01G	70501602		Storage Room Off Bay	2007		None	None				15Yrs	Yes	No
CDU-3	ADDISON	RC064002XG	70501601001	5	SE-Side of Bldg	2007		None	None				15Yrs	Yes	No
Exh Fans Bay Area	N/A	2-Fans	N/A	10	Bay Roof	1980		None	None				2Yrs	No	No
Bathroom-Exh-2nd Floor	Penn	Z-6	59120	N/A	Back SE Bathroom	1980		Fan noisy pulls little air	Clean check for blockage or Replace		\$2,350		1yr	No	No
Bathroom-Exh-1st Floor	Greenheck	SP-B80-QD	PO138870705	950-RPM	Center Back Bathroom	2007		None	None				15Yrs	No	No
Exh Fan #3	N/A	N/A	N/A	N/A	Washroom Off Bay	1980		None	None				2Yrs	No	No
Dryer Exhaust Fan	Greenheck	GB-240-18-X	10886052-0705	N/A	Back Low Roof	2007		None	None				20Yrs	No	No
Kitchen Exhaust Fan	Fantech	DBF4XL	301246	1	Storage Room Off Bay	2005		None	None				20Yrs	No	No
Kitchen Hood Supply Hood	Greenheck	H-CUBE-161XP-7-6	10886053-0705	N/A	Roof	2007		None	None				20Yrs	No	No
	Greenheck	GRS-20-QD	00010941349-0707	None	Roof	2007		None	None				20Yrs	Yes	No

FACILITY ID	FACILITY NAME														
2470	Fire Station 36 - Markham Woods														
1600 W. Lake Mary Blvd. Lake Mary, FL 32746 Year Built: 1985 Sq ft: 4613															
Item	Make	Model	Serial #	Tons/hp/min/btu gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 4YR.	Outside Air	EMS?
AHU	Payne	PF1MNA080	4298A17302		KITCHEN MECH. ROOM	1998		NONE	NONE				4YR.	NO	NO
CDU	Payne	PH10JA060-A	0799E01855	5	NORTH SIDE OF BLDG.	1999		FIN DAMAGE & DIRTY FAN SEALED WITH DUCT TAPE	FIX & CLEAN RESEAL DUCT	\$150			4YR.	NO	NO
EF-NO TAG	N/A	N/A	N/A	N/A	ABOVE MEN'S REST ROOM ABOVE OFFICE REST ROOM	N/A		FAN SEALED WITH DUCT TAPE	RESEAL DUCT	\$400			10YR.	NO	NO
EF-NO TAG	N/A	N/A	N	N/A	TRUCK BAY	N/A		FAN SEALED WITH DUCT TAPE	RESEAL DUCT	\$400			10YR.	NO	NO
Ice Machine	Hoshizaki	KM-500MAB	N106376	1	IN KITCHEN HOOD	2006		NONE	NONE				10YR.	NO	NO
BROAN RUTONE HOOD EXH-FAN		97012112	990710111D	N/A		2002		NONE	NONE				10YR.	NO	NO

FACILITY ID		FACILITY NAME														
2471		Fire Station 41 - Midway														
3355 State Rd. 46 E																
Sanford, FL 32773																
Year Built: 1981																
Sq ft: 4416																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU	YORK	F2FP060N06B	(S)EMJS25712 0		HALL CLOSET	2002		NONE	NONE				10YR'S	NO	NO	
CDU	GOODMAN	CKL49-1	311944372	5		2003		DIRTY	CLEAN COIL	\$200			10YR'S	NO	NO	
Exh Fans Bay Area	N/A	N/A	N/A	N/A	BAY ROOF	1985		ONE OF 2 NO BELT	SERVICE FAN'S	\$200			1YR	NO	NO	
1-OF-2-Exhaust Fans	LOREN COOK	GEMINI-160	N/A	N/A	CELLING-ROOM-105	2002		NONE	NONE				15YR'S	NO	NO	
Ice Machine	MANITOWOC	QD0452A	40665167	1	TRUCK BAY	2004		NONE	NONE				7YR'S	NO	NO	
HOOD-FAN	N/A	N/A	N/A	N/A	LOW ROOF	N/A		DIRTY & NOISY	REPLACE		\$1,520		1YR	NO	NO	
Exh Fan-MEN'S ROOM	LOREN COOK	120C413	0475620161	1/3	LOW ROOF	2004		NONE	NONE				15YR'S	NO	NO	

FACILITY ID		FACILITY NAME													
3595		Fire Station 42 - Geneva													
320 W. SR46															
Geneva, FL 32732															
Sq. Ft. 4416															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1-A	TRANE	TWE090B100EL 2T1B3042A1000A	7012P4PB0		Above com. Room off truck bays	2007		none	none				14yr's	yes	no
CPU-1-A	TRANE	A BSQ-8-A	7021M503F	3 1/2	north side of bldg.	2007		none	none				14yr's	no	no
EF-1	Greenheck		90H05736	1/4	Above NE. restroom	n/a		none	none				14yr's	no	no
Gas space heaters	Dayton	3E461B	A	60,000-BTU	Truck Bay	2005		none	none				17yr's	no	no
	Manitowoc	QD0452A	O40685182	1	Truck Bay	2005		none	none				7yr's	no	no
CUU-2-A	TRANE	A 2T1B3042A1000A	7022NYD3F	3 1/2	north side of bldg.	2007		none	none				14yr's	no	no

FACILITY ID		FACILITY NAME														
2473		Fire Station 43 - Chuluota														
110 7th St.																
Oviedo, FL 32786																
Year Built: 1984																
Sq ft: 4200																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Atr	EMS?	
CDU	Weatherking	WAKA060JAZ	5721M179917322	5	outside NW corner of bldg.	1999		dirty	clean coil	\$400			5yr's	no	no	
AHU	Weatherking	WBHA24J11NFBAL	TM209907190		Closet off kitchen	1999		none	none				5yr's	no	no	
Exh Fans Bay Area	Cook UNI-DOME	245U5B-AUC	5153466-00	10	Bay Roof	1985		Domes Missing Bolt's	Replace		\$3,015		1yr	no	no	
2 Exhaust Fans	Loren Cook	Gemini-4-10	n/a	1	Above Bathrooms	n/a		none	none				5yr's	no	no	

FACILITY ID		FACILITY NAME															
2424		Fleet Services - Administration															
141 Bush Loop																	
Sanford, FL 32773																	
Year Built: 1980																	
Sq ft: 11600																	
Item	Make	Model	Serial #	Tons/lp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU-1	Janitrol	A36-10	3520520		Office Utility Closet	2001		Dirty drain	Clean drain line	\$100			8 years	No	No		
CDU-1	Goodman	CPKE36-A	9513877	3	East Side of Office	2001		None	None				8 years	No	No		
AHU-2	Janitrol	A61-15REVC	7502147		Upstairs Closet	2001		None	None				8 years	Yes	No		
CDU-2	Goodman	CPKE60-18	10422557	5	East Side of Office	2001		Noisy fan	Find source of noise	\$100			8 years	No	No		
Exhaust Fan (3)	N/A	N/A	N/A	N/A	Office Bathrooms	N/A		None	None				6 years	No	No		
Gas Heater (2)	Empire	UH-1125-1FSP	T00081399	96250	Office South Garage	1996		None	None				8 years	No	No		

FACILITY ID		FACILITY NAME														
3597		Fleet Services - Dispatch/Tire Center/Storage/Small Engine Repair														
141 Bush Loop Sanford, FL 32773 Year Built: 1980 Sq Ft: 11600																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU-3	Fujitsu	ASU12CQ	BDA008788		Comm Room Parts Bldg	2007		None	None				14 years	No	No	
CDU-3	Fujitsu	ACU12CQ	BDN009241	1	N East Side of Parts Bldg	2007		None	None				14 years	No	No	
AHU-4	Carrier	40RM-007-B610HC	3300F23962		Inside Parts Garage	1996		None	None				4 years	Yes	No	
CDU-4	Carrier	38AK-007-511	2900G00027		East Side of Parts Bldg	2000		None	None				9 years	No	No	
Exhaust Fans (2)	Boaco	N/A	N/A	N/A	Parts Office Bathrooms	N/A		None	None				5 years	No	No	
Gas Heater	Triang	PPAB0100	77L-10797	80000	Parts Garage	1997		None	None				8 years	No	No	
Gas Heater	Empire	UH-1150-1FSP	R00075948	115500	Parts Garage 18	1992		None	None				4 years	No	No	
Gas Heater	Empire	UH-1125-1FSP	T000835590	96250	Parts Garage 19	1996		None	None				8 years	No	No	

FACILITY ID		FACILITY NAME													
2430		Fleet Services - Fleet Heavy Equipment													
141 Bush Loop															
Sanford, FL 32773															
Year Built: 1980															
Sq ft: 11600															
Item	Make	Model	Serial #	Tons/HP/min	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 8 years	Outside Air	EMS?
Gas Hester (6)	Empire	UH-1100-IFSP	B00082239	77000	Heavy Machinery Garage	1986		None	None					No	No

FACILITY ID		FACILITY NAME														
2428		Fleet Services - Fire Apparatus Maintenance														
141 Bush Loop																
Sanford, FL 32773																
Year Built: 1980																
Sq ft: 11600																
Item	Make	Model	Serial #	Tonship/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining 8 years	Outside Air	EMS?	
Gas Heater (3)	Empire	UH-1125-1FSP	T00083569	96250	Office North Garage	1996		None	None					No	No	

FACILITY ID		FACILITY NAME													
8070		Geneva Wilderness Area Building													
3485 NORTH C.R. 426															
GENEVA, FL 32732															
Item	Make	Model	Serial #	Tons/hr/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
OUTSIDE AIR AHU-1	AAON COIL PRODUCTS	V2-B1-1-10-3B1-000AA0000X	200406-CBEB01144		INSIDE MECH. CLOSET	2004		NONE	NONE				12YRS	YES	NO
CDU-1	CARRIER	38CKW04831	3503E19722	4	BEHIND BLDG.	2003		NONE	NONE				10YRS	NO	NO
AHU-2	CARRIER	FC4CNF036	5103A74587		COM.-ROOM MECH. CLOSET	2003		NONE	NONE				12YRS	YES	NO
CDU-2	CARRIER	38CKW036320	4403E07212	3	BEHIND BLDG.	2003		NONE	NONE				10YRS	NO	NO
AHU-3	TRANE	TWH0488140A0	D08324627		NATURE CENTER CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,700		1YR	NO	NO
CDU-3	TRANE	TWD748A100A	D21216439	4	BEHIND BLDG.	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,860	\$4,500	1YR	NO	NO
EF-10F-2	GREENHECK	SP-A390-QD	03J27336	N/A	REST ROOM'S	2003		NONE	NONE				12YRS	NO	NO

FACILITY ID		FACILITY NAME														
8070		Geneva Wilderness Area Caretaker House														
3485 N County Rd																
Geneva, FL 32732																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
CDU	Carrier	36B8C024340	3302ER8640	2	Geneva Caretaker House	2002		NONE	NONE				9 YEARS	NO	NO	
AHU	Carrier	FC4BNF030	3602A68460		Geneva Caretaker House	2002		NONE	NONE				9 YEARS	NO	NO	

FACILITY ID	FACILITY NAME														
2457	HHS Airport Blvd.														
	400 Airport Blvd. W Sanford, FL 32773 Year Built: 1995 Sq ft: 47635														
Item	Make	Model	Serial #	Tons/hr/mbrpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Trane	MCCA021GANABC000	K97A01374		Mechanical Room	1997		None	None				5 years	Yes	Yes
AHU 2	Trane	MCCA021GANABC000	K97A01392		Mechanical Room	1997		None	None				5 years	Yes	Yes
Chiller	Trane	RTAA070ATYH01AD0B	U66J07160	70	Rear of Bldg	1996		Fins Corroding	Clean Coils	\$1,600			5 years	No	No
CWP-1	Taco	FE2508E2E1F2LOA		5	Mechanical Room	1997		Noisy Propeller, Will Fail Soon	Replace With Spare	\$2,000			1 year	No	No
CWP-Spare	Taco	FE2508E2E1F2LOA		5	Mechanical Room	1997									
VF-1	Varifane	VCEB321NOHDD0011	R97A13994		Mechanical Room	1997		None	None				15 years	No	No
VF-2	Varifane	VCEB321NOHDD0011	R97A13995		Mechanical Room	1997		None	None				15 years	No	No
VAV (25)	Tulco	DD20085-3-3P	17394-000	3	North Wing Ceiling	2006		None	None				20 years	No	No
VFD	ABB	ACH501-015-2-00P2	200272		Mechanical Room	1997		None	None				15 years	No	No
VFD	ABB	ACH501-015-2-00P2	200273		Mechanical Room	1997		None	None				15 years	No	No
RTU 1	Carrier	50TJ008-321	3599G30395	7 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			6 years	Yes	Yes
RTU 2	Carrier	50TJ008-321	3599G30399	7 1/2	Roof	1999		Dirty coil	Clean	\$250			6 years	Yes	Yes
RTU 3	Carrier	50TJ004-511GA	3699G321463	3 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			6 years	Yes	Yes
RTU 4	Carrier	50TJ008-321	2399G30349	7 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			6 years	Yes	Yes
RTU 5	Carrier	50TM005-A-501	0107G3008B	5	Roof	2001		None	None				8 years	Yes	Yes
RTU 6	Carrier	50TM-006-501	0407G40540	8	Roof	2004		None	None				11 years	Yes	Yes
RTU 7	Carrier	50TM-004-A501	0107G30081	4	Roof	2001		None	None				8 years	Yes	Yes
RTU 8	Carrier	50TJ016-570YA	3799F50184	15	Roof	1999		Dirty Coil	Clean	\$400			11 years	Yes	Yes
RTU 9	Carrier	50TM005-A-501	0407G40139	5	Roof	2004		None	None				8 years	Yes	Yes
RTU 10	Carrier	50TJ012-511	3699G30515	10	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			6 years	Yes	Yes
RTU 11	Carrier	50TJ012-511	3699G30511	10	Roof	1999		Dirty Coil And Fin Corrosion	Clean And Fix	\$400			6 years	Yes	Yes
RTU 12	Carrier	50TJ008-321	3399G30507	7 1/2	Roof	1999		Dirty Coil And Fin Corrosion	Clean And Fix	\$400			6 years	Yes	Yes
RTU 13	Trane	TCD150C3008B	R25103613D	12 1/2	Roof	2000		Dirty Coil	Clean	\$400			7 years	Yes	Yes
Mini Split AHU-1	Goodman	WMH18-1A	990400841		Vital Statistics	1999		None	None				6 years	No	Yes
Mini Split CDU-1	Goodman	HDP18-1B	9910498831	1 1/2	Vital Statistics Roof	1999		None	None				6 years	No	Yes
Mini Split AHU-2	Goodman	WMC241KFAJ	980600515		IT Room	1998		CDU Not Connected and Missing	Replace and Connect CDU	\$3,610		\$5,415	5 years	No	Yes
Mini Split AHU-3	Fujitsu	ASU18R1	AAQ004778		Billing	2003		None	None				10 years	No	Yes
Mini Split CDU-3	Fujitsu	A0U18R1A	AAQ002784	1 1/2	Billing Roof	2003		None	None				10 years	No	Yes
Mini Split AHU-4	Goodman	WMC24-1A	8000824		Room 94	2007		Not Installed, Sitting in Boxes	Install	\$2,500			15 years	No	No
Mini Split CDU-4	Goodman	HDC24-1A	8406691	2	Room 94	2007		Not Installed, Sitting in Boxes	Install	\$2,500			15 years	No	No
AHU - No Tag	Whisper	WM36NA00	8003E59056		IT Room	2003		None	None				10 years	No	No
CDU - No Tag	Trane	21TB3036A1000AA	7041PCA3F	3	East Wing Roof	2007		None	None				14 years	No	No
AHU - No Tag	Whisper	WM42NA00-1A	8003E65990		HIV Room	2003		None	None				10 years	No	Yes
CDU - No Tag	Trane	21TB3036A1000AA	7041PEE3F	3	West Wing Roof	2007		None	None				14 years	No	No
F-1	Centif Master	X0161K4-200-3-60-OPP	XUA210401	1 1/2	Mechanical Room	1997		Rusty Housing	Clean and Paint	\$500			10 years	Yes	No
F-2	Centif Master	X0161K4-200-3-60-OPP	XUA210402	1	Mechanical Room	1997		None	None				10 years	Yes	No
F-3	Centif Master	PRN110	WUA210403	1/4	North Wing Roof	1997		None	None				10 years	No	No
F-4	Centif Master	PRN135E4	WUA210405	1/4	Center of Roof	1997		None	None				10 years	No	No
F-5	Centif Master	PRN129E	WUA210407	1/4	North Wing Roof	1997		Does Not Fastened	Fasten	\$100			10 years	No	No
F-6	Centif Master	PRN100	XUA210408	1/10	North Wing Roof	1997		Does Not Run	Replace	\$1,950			0	No	No
F-7	Centif Master	PRN100	XUA210408	1/10	North Wing Roof	1997		None	None				10 years	No	No

FACILITY ID		FACILITY NAME													
2457		HHS Airport Blvd.													
400 Airport Blvd. W															
Sanford, FL 32773															
Year Built: 1995															
Sq Ft: 47036															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Reco.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
F-8	Centri Master	PRN100	XUA210408	1/10	North Wing Roof	1997		None	None				10 years	No	No
F-9	Centri Master	PRN100	XUA210408	1/10	North Wing Roof			None	None				10 years	No	No
F-10	Centri Master	PNN16E1	WUA210409	1/4	North Wing Roof	1997		Dome Not Fastened	Fasten	\$100			10 years	No	No
F-11	Centri Master	PNN200E	XUA210408	1/10	North Wing Roof	1997		None	None				10 years	No	No
EF-1	Cook	N/A	N/A	1/4	S West Wing Roof	1996		None	None				10 years	No	No
EF-2	Cook	135C3B	BRC1140	1/4	S West Wing Roof	2004		Fan Not Secured To Curb	Secure	\$150			16 years	No	No
EF-3	Cook	100C3B	2025RC115	1/4	Center of Roof	2004		None	None				15 years	No	No
EF-No Tag	Sound Air	4YC64	E1658795P80	1/10	East Wing Roof	2005		None	None				17 years	No	No
EF-No Tag	N/A	N/A	N/A	N/A	N East Wing Roof	N/A		None	None				5 years	No	No
EF-No Tag	Sound Air	N/A	N/A	N/A	N East Wing Roof	N/A		Motor missing	Replace		\$1,950		0	No	No
EF-No Tag	N/A	N/A	N/A	N/A	S Roof	N/A		Does Not Run	Replace		\$1,950		0	No	No

FACILITY ID		FACILITY NAME													
2447		I.T. Warehouse													
302 Bush Loop															
Sanford, FL 32773															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWA090A300CA	237XTH6H		I.T. Warehouse	2001		NONE	NONE				7 YRS		
CDU	Trane	TTA180B300EA	221RCTAD	15	I.T. Warehouse	2001		NONE	NONE				7 YRS		

FACILITY ID		FACILITY NAME													
2919		Juvenile Justice Center													
190 N. Bush Blvd, Sanford, FL 32773 Year Built: 1989 Sq. ft.: 32629															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Carrier	40QNB018	0403Y41459		Elect Room 1757	2003		None	None				10 years	No	No
CDU-1	Carrier	38HDL018301	0403X565554	1 1/2	Outside Bldg	2003		None	None				10 years	No	No
AHU-2	Carrier	40QNB018	0403Y41456		Comm Rm 1751	2003		Dirty filter	Clean				10 years	No	No
CDU-2	Carrier	38HDL018301	0403X5655172	1 1/2	Outside Bldg	2003		None	None				10 years	No	No
RTU-1	Carrier	50TFF012-611	1303G50640	10	Roof	2003		None	None				10 years	Yes	No
RTU-2	Aaon	RK-13-3-FO-000-D00QK	200307-AKCK07479	13	Roof	2003		None	None				10 years	Yes	No
RTU-3	Carrier	50TFF007-611	1003G40178	7	Roof	2003		None	None				10 years	Yes	No
RTU-4	Carrier	50TFF007-611	4402G50048	7	Roof	2003		None	None				10 years	Yes	No
RTU-5	Aaon	RK-10-3-EO-000	200307-AKCJ07481	10	Roof	2003		None	None				10 years	Yes	No
RTU-6	Carrier	50TFF008-611	2403G30424	8	Roof	2003		None	None				10 years	Yes	No
RTU-7	Carrier	50TFF008-611	2303G40371	8	Roof	2003		None	None				10 years	Yes	No
RTU-8	Carrier	50TFF009-611	1903G20577	9	Roof	2003		None	None				10 years	Yes	No
RTU-9	Carrier	50TFF012-611	1303G50641	10	Roof	2003		None	None				10 years	Yes	No
RTU-10	Aaon	RK-10-3-EO-000	200307-AKCJ07480	10	Roof	2003		None	None				10 years	Yes	No
EF-1		PV150-E1	03A026401	1/4	Roof	2003		None	None				15 years	No	No
EF-2		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No
EF-3		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No
EF-4		PV150-E1	03A026405	1/4	Roof	2003		None	None				15 years	No	No
EF-5		PRN110	03A026406	1/4	Roof	2003		None	None				15 years	No	No
EF-6		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No
EF-7		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No

FACILITY ID		FACILITY NAME													
8052		Juvenile Assessment Center													
181 Bush Loop															
Sanford, FL 32773															
Year Built: 1995															
Sq. Ft.: 5540															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE180B300CA	M28H186H		Mech Room Inside	1997	4/10/97	None	None				4 years	No	No
CDU	Trane	TWA180B300BC	M24Y18AH	15	Outside Back	1997	4/10/97	None	None				4 years	No	No
Tracker Control Panel	Trane	WVC738106	Tracker		Inside Mech Rm	1997	4/10/97	None	None				15 years	No	No
VAV-Dampers (9)	Trace	N/A	N/A	N/A	Inside Bldg	1997	4/10/97	None	None				15 years	No	No
OAL-1	Cook	14"14 VI	47547746	1/4	Roof	1995	4/10/97	None	None				7 years	No	No
Exhaust Fan (2)	Acme	N/A	N/A	N/A	Bathrooms	1995	4/10/97	Does not run	Replace		\$1,580		0	No	No
Exhaust Vent	Roommaster	LQV-10	WVC738106	1/2	Roof	1995	4/10/97	None	None				10 years	No	No

FACILITY ID		FACILITY NAME													
2479		Library Central Branch													
215 N Oxford Rd Casselberry, FL															
Item	Make	Model	Serial #	Tons/Hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
WCPU #1	Trane	SCWFP25411LOBQ210125081010B 0CMA130U10S	T07C21836	25	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
WCPU #2	Trane	SCWFP23416080210105081010B 0CMA130U10S	T07C21836	32	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
WCPU #3	Trane	SCWFP38411LOBQ220082081010B A0CMA130U10S	T07C21838	58	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
Cooling Tower	BAC	FXT 74	U014197201	N/A	South Side Mech Yard	2001		FIN DAMAGE DIRTY UNIT PASSED ASHRAE SERVICE LIFE	REPLACE FINS & CLEAN TOWER REPLACE UNIT WITH CU	\$5,000	\$3,375		10YR.	NO	NO
AHU	Libbert	MME024E	72259087944		Comp Rm	1987		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$3,375	\$5,435		NO	NO
CDU	Libbert	MMC024A	3011554	2	Roof	1987		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$3,375			NO	NO
VAV	Enviro-Tech	27-Dampers With Electric Heat	VAV		Inside Bldg Ceiling	1987		VAVS REACHED ASHRAE SERVICE LIFE						NO	NO
Exhaust Fans (8)	N/A	8-Exhaust Fans 1/4 HP Each Mod#	N/A		Roof	1987		EXHAUST FANS REACHED ASHRAE SERVICE LIFE						NO	NO
Smoke Exhaust (2)	N/A	2-Smoke Exhaust Fans 1 Hp Mod#	N/A		Roof	1987		EXHAUST FANS REACHED ASHRAE SERVICE LIFE						NO	NO
Exhaust Fan#12	N/A	N/A	N/A		OUTSIDE SOUTH WALL	1987		DONT WORK	REPLACE IF NEEDED		\$1,450			NO	NO

FACILITY ID		FACILITY NAME													
2480		Library East Branch													
310 E. Division St. Oviedo, FL															
Sq. ft.: 12000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
15-VAVS	Enviro Tech	15-Dampers With Electric Heat-Mod#- RNER	VAV												
AHU-1	Carrier	39E017	1287T48842		Inside Bldg Ceiling	1987		NONE	NONE				5yrs	no	no
CDU-1	Carrier	38AD028531	T793411	30	Side Mech Rm	1987		Water leak's from unit Dirty Coil pipe insulation needs repairs	Replace		\$33,600	\$50,400	2yrs	yes	Time Clock
AHU-2	Carrier	40BA009300	T791782		Mech Yard Side	1987		Coil fin damage,-Pipe Insulation need's repairs	Replace		\$50,400	\$25,200	1yr	no	Time Clock
CDU-2	Carrier	38BQ008530	1587G87007	10	Above Conference Room Storage	1987		Duct work	Replace		\$7,200	\$10,800	2yrs	yes	no
AHU-3	Carrier	40QH082300	4686A21951		Mech Yard Side	1987		Coil fin damage,-Pipe Insulation need's repairs	Replace		\$10,800	\$16,200	1yr	no	no
CDU-3	Carrier	38YCC060520	3000E03563	5	Library Ceiling Perm	1986		AHU Rusted Duct work falling off unit	Replace AHU		\$7,200	\$10,800	2yrs	no	no
2 Exhaust Fans	Carrier	EF-1Ca#125B EF#2 Mod#Z-12	n/a	EF-1 1/2hp EF-2 1/6hp	Mech Yard Side	2000		Pipe Insulation	Insulation Repair	\$300			5yrs	no	no
	Pann Zephyr				Conference Room Ceiling	1987		Noisy	Check Bell	\$150			1yr	no	no

FACILITY ID		FACILITY NAME													
2478		Library North Branch													
150 N. Palmello Ave. Sanford, FL 32771 Year Built: 1987 Sq. ft.: 12000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Carrier	39ED17	128T14824		Conf Mech Rm	1987		Unit has had rattle	Replace unit		\$3,600	\$50,400	1yr	Yes	Yes
CDU-1	Carrier	38AD028530	U793489	30	Main Unit-Mech Yd	1979		Bad Coil fins - oil leak	Replace unit		\$50,400	\$25,200	1yr	No	Yes
AHU-2	Carrier	40BA009300	T791783		Alley Mech Rm	1987		Unit leak's water from duct work	Replace unit with mech- room duct		\$7,200	\$10,800	1yr	No	Yes
CDU-2	TRANE	TWA090A300FA	431300AD	7 1/2	Conf Rm-Mech Yd	2004		None	None				12yr's	No	Yes
AHU-3	Carrier	40QH048300	2087A11332		Ceiling Perimeter	1987		Past ASHRAE service life	Replace unit		\$7,200	\$10,800	1yr	No	No
CDU-3	DUCANE	AC10B48TA	5365140438	4	Library Perimeter-Yd	2004		None	None				12yr's	No	No
VAV'S-1 of 15	Enviro Tech	RNER	214057	2-kw	Inside Bldg Ceiling	1987		None	None				5yr's	No	No
Exhaust Fans								COULD NOT FIND FAN'S							
Exhaust Fan	Penn	Zephyr-2-12	59123	N/A	Conf Rm-Ceiling	1987		Fan would not run	Fix or Replace		\$1,325		1yr	No	No

FACILITY ID		FACILITY NAME													
2481		Library Northwest Branch													
580 Greenway Blvd.															
Lake Mary, FL 32746															
Year Built: 1987															
Sq. ft. : 12000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Carrier	39E017	04787T04681		Side Mech Room	1987		Past ASHRAE Service Life	Replace with CDU		\$33,600	\$50,400	2yr's	Yes	On Time Clock
CDU-1	Carrier	38AD026530	X798133	30	Side Mech yard	1979		Past ASHRAE Service Life	Replace with AHU		\$50,400	\$25,200	1yr	No	On Time Clock
AHU-2	Carrier	40BA-009-300	U796174		Library Perimeter- Ceiling	1979		Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	No	No
CDU-2	Carrier	38QN060510	3887E51706	5	Side Mech yard	1987		Unit Very Rusted Unit Past Service Life	Replace		\$10,800	\$16,200	1yr	No	No
AHU-3	Carrier	40QH062300	3287416684		Conf.-Rm Mech.-Rm	1987		Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	Yes	No
CDU-3	Carrier	38BQ008530	3287G24509	7 1/2	Side Mech yard	1987		Fin Damage Unit Past Service Life	Replace		\$10,800	\$16,200	1yr	No	No
VAV-1-of-15	Enviro	SSDSAETHII	N/A		Inside Bldg Ceiling	1987		VAV'S Are Rusting Out	Replace		\$32,790		2yr's	No	No
2-Exhaust Fan	CARNES	VTBA15111N04G	45320-01	1/2	Above Conf.-Rm.- Ceiling	2001		1-Of Fans Missing Belt & No Power	Fix Belt	\$100			15yr's	No	No

FACILITY ID		FACILITY NAME													
2482		Library West Branch													
245 N. Hunt Club Blvd. Longwood, FL Year Built: 1987 Sq. Ft.: 12000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU #1	Carrier	38ED17	4687T04682		Outside Mech Rm	1987		None	None				5yr's	Yes	Time Clock
CPU #1	Carrier	38AD028530	Y797209	30	Mech Yard Side	1979		Leaks Oil Bad Coil Fin's	Replace		\$50,400	\$25,200	1yr	No	Time Clock
AHU #2	Carrier	40BA009300	V786163		Cent Rm-Closet	1979		Unit Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	Yes	Time Clock
CPU #2	Carrier	38BQ008530	3687G34343	7 1/2	Mech Yard Side	1987		Fin Damage Unit Past Service Life	Replace		\$10,800	\$16,200	1yr	No	Time Clock
AHU #3	Carrier	40QH062300	4687A21952		Lib Perimeter	1987		Unit Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	No	No
CPU #3	Carrier	38QN060510	4287E43223	5	Mech Yard Side	1987		Unit Past ASHRAE Service Life	Replace		\$10,800	\$16,200	1yr	No	No
8 VAV'S	ENVIRO. TECH	SSD11SAEH	Zone Stats	3.5-KW	Inside Bldg	1987		Rusted & Missing Door's	Replace		\$14,180		1-to-5yr's	No	No
Two Exhaust Fans	CARNES	VTBA15P511NOG	45320-01	1/2	Cent Rm-Ceiling	2001		None	None				15yr's	No	No

FACILITY ID		FACILITY NAME													
3699		Lillie Greene Community Center													
325 Station St Altamonte Spgs, FL 32701 Year Built: 1998 Sq ft: 5660															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	CARRIER	40RM-016-5600HC	4697F07688		MECH. ROOM HALLWAY	1998		DIRTY COIL WATER IN UNIT	CLEAN COIL & DRAIN	\$250			5YRS	YES	NO
CU-1	TRANE	RAUCC20EY0300D000009	C05F05917	20	OUT SIDE BACK OF BLDG., MECH. ROOM END OF HALLWAY	2001		DIRTY COIL UNIT	CLEAN COIL & DRAIN	\$250			10YRS	NO	NO
AHU-2	CARRIER	40RM-016-5600HC	4697F07731			1998		DIRTY COIL WATER IN UNIT	CLEAN COIL & DRAIN	\$250			5YRS	YES	NO
CU-2	CARRIER	38AKS016-510	0395F17647	16	OUT SIDE BACK OF BLDG., CEILING ABOVE AHU-1	1998		FIN DAMAGE	FIX FINS	\$250			5YRS	NO	NO
EF-1	PENN	SX115RC	N/A	N/A		1998		NONE	NONE				10YRS	NO	NO

FACILITY ID		FACILITY NAME														
2491		Mental Health Center														
300 Bay Ave.																
Sanford, FL 32771																
Year Built: 1964																
Sq ft: 8500																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU #1	Trane	TWE060C15F00	R2047YX1V		Annex	2000		None	None				8Yr.s	No	NO	
CDU #1	Trane	TWR060D100A1	R192X7X2F	5	Back of Bldg.	2000		None	None				8Yr.s	No	NO	
AHU #2	Trane	TWE090A300CA	R073J745H		Crisis Unit	2000		None	None				8Yr.s	No	NO	
CDU #2	Trane	TTA090A300CC	R081NF4AH	7 1/2	Back of Bldg.	2000		None	None				8Yr.s	No	NO	
AHU #3	Trane	TWE090A300CA	R0734Y45H		Cross Roads	2000		None	None				8Yr.s	No	NO	
CDU #3	Trane	TTA090A300CC	R081N3UAH	7 1/2	Back of Bldg.	2000		None	None				8Yr.s	No	NO	
AHU #4	Goodman	N/A	N/A		CSU Hall Way-Ceiling	1992		Past ASHRAE Service Life	Replace		\$2,700		1Yr	No	NO	
CDU #4	Goodman	CE421GC	9207085184	3 1/2	Back of CSU Bldg.	1992		Past ASHRAE Service Life	Replace		\$2,860	\$4,500	1Yr	No	NO	
PKU 1	Trane	WCH090C300BC	Z321016270	7 1/2	Back of Bldg.	2001		None	None					No	NO	
PKU 2	Goodman	PC060C3A	9404111821	5	Roof	1994		Unit Housing Rusting	Replace		\$7,250	\$10,875	1 Yr	No	NO	
PKU 3	Goodman	PC060C3A	9404111826	5	Roof	1994		Unit Housing Rusting Leaks Water	Replace		\$7,250	\$10,875	1Yr	No	NO	
Exhaust Fan	Penn	FMX14B	N/A	2	Roof	N/A		None	None					No	NO	

FACILITY ID		FACILITY NAME													
2486		MSBU													
1301 E Second St															
Sanford, FL 32771															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE090A100CA	P2752UR5H		MSBU	2002		NONE	NONE				8 YRS		
CDU	Trane	TWA090A300BC	P292NX3AH	7 1/2	MSBU	2002		NONE	NONE				8 YRS		

FACILITY ID		FACILITY NAME														
2463		Museum of Seminole County History - Historical Museum Main Bldg														
300 Bush Blvd																
Sanford, FL 32773																
Year Built: 1920																
Sq ft: 6060																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Bard	WH361-A00	125K052077288-02	3	North Wing	2002		None	None				10 years	Yes	No	
WPU 2	Bard	WH602-A10	153M052103352-02	5	Center Wing	2002		None	None				10 years	Yes	No	
WPU 3	Bard	WH361-A00	125K052077289-02	3	South W Conf Rm	2002		None	None				10 years	Yes	No	

FACILITY ID		FACILITY NAME														
8113		Museum of Seminole County History - Historical Museum Processing Room														
310 Bush Blvd																
Sanford, FL 32773																
Year Built: 2004																
Sq ft: 2280																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU#1	Goodman	AEPF-183016AA	612675615		Storage Bldg	2006		None	None				13 years	No	No	
CDU#1	Goodman	ZRT24-A1	602544968	2	Outside of Storage Bldg	2006		None	None				13 years	No	No	
AHU#1	Trane	TWE048C14FCO	2313SN81V		Quilt Exhibit Bldg	2002		Water leak	Find cause of leak	\$400			8 years	Yes	No	
CDU#1	Trane	TTV048D100A1	2224T4M5F	4	Quilt Exhibit Bldg Rear	2002		None	None				8 years	No	No	
AHU#2	Trane	TWE048C14FCO	2313SN31V		Quilt Exhibit Bldg	2002		None	None				8 years	Yes	No	
CDU#2	Trane	TTV048D100A0	21951055F	4	Quilt Exhibit Bldg Rear	2002		None	None				8 years	No	No	
AHU#3	Goodman	AEPF-183016AA	612675613		Quilt Exhibit Bldg	2006		None	None				13 years	No	No	
CDU#3	Goodman	CRT24-1A	602544999	2	Quilt Exhibit Bldg Rear	2006		None	None				13 years	No	No	
Ductless Wall Unit	Expressions	40CG108301RM	N/A		Quilt Exhibit Bldg Storage	2001		None	None				8 years	No	No	
CDU#4	Expressions	38CG018301	1434986019		Quilt Exhibit Bldg Rear	2001		None	None				8 years	No	No	
Exhaust Fans (2)	N/A	N/A	N/A	3/4	Quilt Exhibit Bldg	2002		None	None				13 years	No	No	

FACILITY ID		FACILITY NAME														
3020		Osceola Landfill Leachate Building														
1930 E. Osceola Rd.																
Geneva, FL 32732																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
Bard Unit	Bard	20WAA-A00N	102F920725348-1	N/A	Land Fill Leachate Bldg.	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	0 YRS			

FACILITY ID	FACILITY NAME															
2453	County Services Bldg.															
1101 E First St Sanford, FL	Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
	Chiller 1W	Trane	CGAFEC05EAL1A000F	C08E04729	25	West Roof	2006		None	None				18 years	No	Yes
	Chiller 2E	Trane	CGAFEC05EAL1A000F	C08E04730	50	East Roof	2006		None	None				18 years	No	Yes
	Chiller 3E	Trane	CGAFEC05EAL1A000F	C08E04731	50	East Roof	2006		None	None				18 years	No	Yes
	Chiller 4W	Trane	CGAFEC06EAL1A000F	C08E04732	60	Center Roof	2006		None	None				18 years	No	Yes
	Chiller 5C	Trane	CGAFEC06EAL1A000F	C08E04733	60	West Roof	2006		None	None				18 years	No	Yes
	Chiller 6C	Trane	CGAFEC06EAL1A000F	C08E04734	60	Center Roof	2006		None	None				18 years	No	Yes
	CHWP 1	Bell & Gossett	1510 8.625	18F061	125	East Penthouse	2007		None	None				19 years	No	No
	CHWP 2	Bell & Gossett	1510 8.375	18F061	125	Center Penthouse	2007		None	None				19 years	No	No
	CHWP 3	Bell & Gossett	1531 8.625	187044	175	Center Penthouse	2007		None	None				19 years	No	No
	CHWP 4	Bell & Gossett	1531 8.625	187044	175	Center Penthouse	2007		None	None				19 years	No	No
	CHWP 5	Bell & Gossett	1510BF 8.625	18F061	160	West Penthouse	2007		None	None				19 years	No	No
	CHWP 6	Bell & Gossett	1510BF 8.375	18F061	125	West Penthouse	2007		None	None				19 years	No	No
	AHU 1	Trane	MCCB0018UA0B	K07C38635	125	East Penthouse	2007		None	None				19 years	Yes	Yes
	AHU 2	Trane	TCPA5B007E	M07A00037	125	East Penthouse	2007		None	None				19 years	Yes	Yes
	AHU 3	Trane	TME120C304EL	7163RURBD	125	West Penthouse	2007		None	None				19 years	Yes	Yes
	AHU 4	Trane	TME120C304EL	7163RURBD	125	West Penthouse	2007		None	None				19 years	Yes	Yes
	AHU 5	Trane	TCPA5B007E	M07A00022	125	West Penthouse	2006		None	None				18 years	Yes	Yes
	AHU 6	Trane	TCPA5B007E	M07A00022	125	West Penthouse	2006		None	None				18 years	Yes	Yes
	AHU 7	Trane	TCPA5B007E	M07A00042	125	East Wing Mech Room	2007		None	None				18 years	Yes	Yes
	AHU 8	Trane	MCCB0018UA0AUB	K07C38639	125	West Wing Mech Room	2007		None	None				14 years	Yes	Yes
	AHU 9	Trane	MCCB0018UA0AUB	K07C38184	125	West Wing Mech Room	2007		None	None				14 years	Yes	Yes
	AHU 10	Trane	TCPA5B007E	M07A00025	125	Center Penthouse	2007		None	None				10 years	No	No
	VAV (25)	Trane	N/A	N/A	1	In Ceiling	1981		None	None				7 years	No	No
	Ice Machine	Manitowoc	QD0212A	365639	1	2nd Fl Snack bar	2000		None	None				13 years	No	No
	AHU	Goodman	ARUF486016AA	607255944	5	Center Penthouse	2006		None	None				11 years	No	No
	CDU	Goodman	GSC130603AA	609040299	5	Center Roof	2006		None	None				11 years	No	Yes
	AHU	Goodman	ARUF036-00A-1	311015178	3	UPS Room	2004		None	None				11 years	No	Yes
	CDU	Goodman	CLK36-1H	310095543	3	East Wing Ground	2004		Dirty coil	Clean	\$250			11 years	No	Yes
	AHU 1	Liebert	DH125A-CAE1	739363-001	10	2nd Fl Comp Room	2004		None	None				11 years	No	Yes
	AHU 2	Liebert	DCDF165V	0535C79910	10	East Low Roof	2004		None	None				11 years	No	Yes
	AHU 3	Liebert	DH125A-CAE1	562589-001	10	2nd Fl Comp Room	2004		None	None				7 years	No	Yes
	CDU 2	Liebert	DCDF165V	0337C65749	10	East Low Roof	2004		None	None				7 years	No	Yes
	AHU 9	Trane	R052P/5H	R052P/5H	5	Tax Collector/Trip Office	2000		None	None				7 years	No	Yes
	CDU 9	Trane	TWA060D300A1	R092N/STF	5	Center Wing Ground	2000		Dirty coil	Clean	\$300			7 years	No	Yes
	AHU 11	Lennox	B10-65-1P	5478A-09226	5	Room 1152	1994		Dirty coil, filters do not fit	Replace				1 year	Yes	Yes
	CDU 11	Lennox	HP256512P	5894G42353	5	Center Front	1994		None	Replace				1 year	No	Yes
	AHU 22	Bryant	P84AN060	3296A22925	5	1st Fl Ctr Wing	1996		None	None				3 years	No	Yes
	CDU 22	Bryant	661C-060-A	2396E04664	5	East Wing Ground	1996		Dirty coil	Clean	\$300			3 years	No	Yes
	AHU 22	Goodman	ARUF060-00A-1	402763179	5	2nd Fl Snack Bar	2004		None	None				11 years	No	Yes
	CDU 22	Goodman	CLK060-3	302452114	5	Ground Center Wing	2004		Dirty coil	Clean	\$250			11 years	No	Yes
	AHU 23	Bryant	FC4BNF030000AFA	1696A16639	2	Room 1127	1986		None	None				3 years	No	Yes
	CDU 23	Bryant	663C-024-000AFA	1296E75550	2	West Wing Ground	1986		None	None				3 years	No	Yes

FACILITY ID		FACILITY NAME														County Services Bldg.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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FACILITY ID		FACILITY NAME														
2453		County Services Bldg.														
1101 E First St Sanford, FL																
Item	Make	Model	Serial #	Tonshp/mbtu /gpm	Location	Equip Ser Date	Battng	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
PRV 8	Penn Ventilator	AB10	N/A	1/4	Center Roof	1985		Past ASHRAE service life	Replace		\$1,950		1 year	No	No	
PRV 9	Penn Ventilator	CB18	N/A	1/4	Northeast Roof	1985		Past ASHRAE service life	Replace		\$1,950		1 year	No	No	
PRV 10	Penn Ventilator	CB18	N/A	1/4	Northeast Roof	1985		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV 12	Penn Ventilator	CB18	N/A	1/4	East Roof	1985		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV 14	Penn Ventilator	BB531	N/A	1/4	East Roof	1985		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV 15	Penn Ventilator	XR60	N/A	1/4	Rear Center Low Roof	1985		Past ASHRAE service life	Replace		\$1,950		1 year	No	No	
PRV 17	N/A	N/A	N/A	N/A	Center Wing Mid Roof	1985		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV East1stF	Penn Ventilator	AB10	N/A	N/A	East Low Roof	N/A		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV No Tag	Dayton	4YU93	05K28940	1/4	Center Roof	2005		None	None				17 years	No	No	
PRV No Tag	N/A	N/A	N/A	N/A	BOCC Roof	N/A		No bell	Replace belt	\$400			2 years	No	No	
PRV No Tag	N/A	N/A	N/A	N/A	Center Wing Mid Roof	N/A		Past ASHRAE service life	Replace		\$1,950		0	No	No	
PRV No Tag	N/A	N/A	N/A	N/A	East Wall	N/A		None	None				2 years	No	No	
EF 1	Cook	80C2B	04786731	1/6	West Wing Low Roof	2004		No bell, not secured to curb	Replace belt, secure to curb	\$450						

FACILITY ID		FACILITY NAME													
2484		Court Facilities Bldg.													
116 North Hood															
Sanford FL															
Year Built: 1986															
Sq ft: 7872															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
RTU 1	Bryant	602BNX036000AC	3305G21564	3	Roof	2005		None	None				12 years	No	No
RTU 2	Bryant	602BNX036000AC	3205G41320	3	Roof	2005		None	None				12 years	No	No
RTU 3	Carrier	50EE030330	1989C67475	2 1/2	Roof	1989		None	None				2 years	Yes	No
RTU 4	Carrier	50EE021300	4988037958	2 1/2	Roof	1989		None	None				2 years	Yes	No
RTU 5	Carrier	50EE029330	4288091015	2 1/2	Roof	1989		None	None				2 years	Yes	No
RTU 6	Bryant	602BNX036000AC	3205G31426	3	Roof	2005		None	None				12 years	No	No
RTU 7	Carrier	50EE030330	1989E67471	2 1/2	Roof	1989		None	None				2 years	No	No
RTU 8	Carrier	50EE024331	0289C66525	2	Roof	1989		None	None				2 years	No	No
RTU 9	Carrier	50EE030330	1789C67592	2 1/2	Roof	1989		None	None				2 years	No	No

FACILITY ID		FACILITY NAME																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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FACILITY ID		FACILITY NAME													
8120		Criminal Justice Center													
101 Bush Blvd Sanford, FL															
Item	Make	Model	Serial #	Tons/ps/mibtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU-19	York	AP500	CHMM19390D	25hp	Penthouse	2004		None	None				17 years	Yes	Yes
AHU-20	York	AP105	CFMM18421D	7.5hp	Basement	2004		None	None				17 years	Yes	Yes
AHU-21	York	AP35	CFMM18411D	10hp	Rear Loading Dock	2004		None	None				17 years	Yes	Yes
AHU-23	York	24YSHW6	K08FC665953		Chiller Plant	2004		None	None				11 years	No	No
AHU-24	York	60YSVW6	K08FC665955		Penthouse	2004		None	None				11 years	No	No
AHU-25	York	60YSVW6	K08FC665955		Penthouse	2004		None	None				11 years	No	No
AHU-26	York	60YSVW6	K08FC665955		Penthouse	2004		None	None				11 years	No	No
VFD Air handlers	York Air Mod	24 Drives	N/A			2004		None	None				20 years	No	No
Mini Mate 1	Liebert	MMD40C2A0EDC	0331N80837	3	Room 0079	2004		None	None				12 years	No	No
Mini Mate 2	Liebert	MMD40C2A0EDC	0331N80847	3	Room 1150	2004		None	None				12 years	No	No
Mini Mate 3	Liebert	MMD40C2A0EDC	0331N80800	3	Room 3080	2004		None	None				12 years	No	No
Mini Mate 4	Liebert	MMD40C2A0EDC	0331N80845	3	Room 4238	2004		None	None				12 years	No	No
Mini Mate 5	Liebert	MMD40C2A0EDC	0331N80841	3	Room 1280	2004		None	None				12 years	No	No
Mini Mate 6	Liebert	MMD40C2A0EDC	0331N80804	3	Room 3214	2004		None	None				12 years	No	No
Mini Mate 7	Liebert	MMD40C2A0EDC	0331N80801	3	Room 5222	2004		None	None				12 years	No	No
Mini Mate 8	Liebert	MMD40C2A0EDC	0331N80830	3	Room 4044	2004		None	None				12 years	No	No
Mini Mate 9	Liebert	MMD40C2A0EDC	0331N80864	3	Room 3045	2004		None	None				12 years	No	No
Mini Mate 10	Liebert	MMD40C2A0EDC	0331N80880	3	Room 1072	2004		None	None				12 years	No	No
Mini Mate 11	Liebert	MMD40C2A0EDC	0331N80885	3	Room 3042	2004		None	None				12 years	No	No
Mini Mate 12	Liebert	MMD40C2A0EDC	0331N80828	3	Room 3063	2004		None	None				12 years	No	No
Mini Mate 13	Liebert	MMD40C2A0EDC	0331N80844	3	Room 3196	2004		None	None				12 years	No	No
Mini Mate 14	Liebert	MMD40C2A0EDC	0331N80914	3	Room 1142	2004		None	None				12 years	No	No
Mini Mate 15	Liebert	MMD40C2A0EDC	0331N80882	3	Room 2430	2004		None	None				12 years	No	No
Mini Mate 16	Liebert	MMD40C2A0EDC	0331N80883	3	Room 2198	2004		None	None				12 years	No	No
Mini Mate 17	Liebert	MMD40C2A0EDC	0331N80877	3	Room 3192	2004		None	None				12 years	No	No
Mini Mate 18	Liebert	MMD40C2A0EDC	0331N80878	3	Room 2036	2004		None	None				12 years	No	No
Mini Mate 19	Liebert	MMD40C2A0EDC	0331N80879	3	Room 1142	2004		None	None				12 years	No	No
Deluxe System 3	Liebert	UH629C-AAE9	416241G117	30	Clerks Office	2004		None	None				17 years	No	No
Exhaust Fan 1	Cook	3655SON-PH	047S747641	7 1/2	Penthouse	2004		None	None				17 years	No	No
Exhaust Fan 2	Cook	3655SON-PH	047S747641	10	Room 8010	2004		None	None				17 years	No	No
Exhaust Fan 3	Cook	3655SON-PH	047S747641	7 1/2	Penthouse	2004		None	None				17 years	No	No
Exhaust Fan 4	Cook	2455SON-B	047S747641	3/4	Sheriff's Locker	2004		None	None				17 years	No	No
Exhaust Fan 5	Cook	N/A	047S747641	50	Room 1118	2004		None	None				17 years	No	No
Exhaust Fan 6	Cook	805SON-B	047S747641	1/4	Room 1118	2004		None	None				17 years	No	No
Exhaust Fan 7	Cook	1355SON-B	047S747641	1/4	1st Fl	2004		None	None				17 years	No	No
Exhaust Fan 8	Cook	1355SON-B	047S747641	1/2	Sheriff's Locker	2004		None	None				17 years	No	No
Exhaust Fan 9	Cook	1205SON-B	047S747641	1/4	Rear Loading Dock	2004		None	None				17 years	No	No
Exhaust Fan 10	Cook	3655SON-PH	047S747641	10	Penthouse	2004		None	None				17 years	No	No
Exhaust Fan 11	Cook	N/A	047S747641	1/4	Clerks Office	2004		None	None				17 years	No	No
Exhaust Fan 12	Cook	N/A	047S747641	10	Clerks Office	2004		None	None				17 years	No	No

FACILITY ID		FACILITY NAME													
8120		Criminal Justice Center													
101 Bush Blvd Sanford, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Exhaust Fan 13	Cook	300SON-P	047S747641	7 1/2	Chiller Plant	2004		None	None				17 years	No	No

FACILITY ID		FACILITY NAME													
2490		CSB Boiler House													
1101 1ST ST E.															
Sanford, FL															
Year Built: 1980															
Sq ft: 4500															
Item	Make	Model	Serial #	Tons/HP/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE090A300AC	P431PD75H		Storage Area	1999		None	None				7yrs	No	No
CDU	Trane	TVA090A3008C	P4334PPAH	7 1/2	Outside Ground	1999		None	None				7yrs	No	No
Condensate Pumps	Grundloss	B-9404	Type-CRE-60-U-G-A- BUBE	5HP.	Garage	1993		None	None				6yrs	No	No
Chemical Pump	Walchem	1014-1915	89090200		Garage	1999		None	None				5yrs	No	No
Boiler - Steam	Cleaver Brooks	CB1700125LE	L97790	5102	Garage	1997		None	None				15yrs	No	No
Boiler - Steam	Continental	15821165	F11B2500465936236	8625	Garage	1985		Past ASHRAE Service Life	Replace		\$139,700		1yr	No	No
Exh-Fan-1	PENN	N/A	N/A	N/A	Storage Roof	N/A		None	None				5yrs	No	No
2-Exh-Fan's	PENN	DX18B	Label#-39271	N/A	Garage Roof	N/A		None	None				10yr	No	No

FACILITY ID		FACILITY NAME														
8082		Econ River House														
3795 Old Lockwood Rd																
Oviedo, FL 32765																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
CDU	Carrier	38BYC024340	0499E27231	2	Econ river house	1999		NONE	NONE				5 YRS	NO	NO	
AHU	Trane	TWG030A140B1	S-5222V326V		Econ river house	1999		NONE	NONE				5 YRS	NO	NO	

FACILITY ID		FACILITY NAME														
2443		Fleet/Facilities Management Bldg														
205 County Home Rd																
Sanford, FL 32773																
Year Built: 1987																
Sq ft: 12304																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU#1	Trane	TWE120A300CA	N/A		Electrical Room	2000		None	None				7 years	No	No	
CDU#1	Trane	TWA120A300DA	R444XPYAH	10	Outside of Electrical Room	2000		None	None				7 years	No	No	
AHU#2	Carrier	FX4BN030	4505A72945		Attic	2005		None	None				12 years	No	No	
CDU#2	Carrier	38ETG030300	3305E45677	2 1/2	N East Side of Bldg	2005		None	None				12 years	No	No	
AHU#3	Armstrong Air	BCS2M60C00NA1P-1	6006L30897		Attic	2007		No insulation on drain line	Insulate	\$300			14 years	No	No	
CDU#3	Armstrong Air	2SCU13LE160P-1	1607D00462	5	N East Side of Bldg	2007		None	None				14 years	No	No	
AHU#4	Trane	TWE120A300CA	R452KKG5H		Room 158	2000		None	None				7 years	No	No	
CDU#4	Trane	TWA120A300DA	R443YAUAH	10	South Side of Bldg	2000		Dirty coil	Clean	\$400			7 years	No	No	
Ice Machine	Manitowoc	QD0282A	990862729	N/A	Room 177	1999		None	None				5 years	No	No	
Exhaust Fan	Dayton	3C305A	X914450	3/4	Woodshop	1991		None	None				3 years	No	No	
WPU#1	Marvair	ABP48ACC15MU-1000	HN91748	4	Woodshop Wall	1995		None	None				2 years	No	No	
WPU#2	Eubank	W60CS00B1F00A	976-P30176	5	S East Wall	1997		Dirty coil	Clean	\$400			4 years	Yes	No	

FACILITY ID		FACILITY NAME														
2443		Fleet/Facilities Warehouse Bldg														
205 County Home Rd																
Sanford, FL 32773																
Year Built: 1967																
Sq ft: 12304																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
Exhaust Fan	Dayton	5C196	957343	1/2	Warehouse	1995		None	None				7 years	No	No	
Exhaust Fan	Sound Aire	N/A	N/A	N/A	East Side Roof	N/A		None	None				10 years	No	No	
Exhaust Fan	Sound Aire	N/A	N/A	N/A	East Side Roof	N/A		None	None				10 years	No	No	

FACILITY ID		FACILITY NAME															
2462		John E. Polk Correctional Facility															
	Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recd.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
211 Bush Blvd Sanford FL 32773 Year Built: 1985 Sq ft: 190000	Chiller-1	York	YR-VD-VB-10-46A	SBMM-890780	250	Chiller Plant	2003		None	None				25 years	No	Yes	
	Chiller-2	York	YR-VD-VB-10-46A	SBMM-890650	250	Chiller Plant	2003		None	None				25 years	No	Yes	
	Boiler-1	York Shipley	560-SPW-100-N	03-21524	4185	Boiler Plant	2003		None	None				26 years	No	No	
	Boiler-2	York Shipley	560-SPW-100-N	03-21525	4185	Boiler Plant	2003		None	None				26 years	No	No	
	RTU-1	Trane	TSCB041J0C	K06820742	N/A	Admin Building Roof	2006		None	None				13 years	Yes	Yes	
	RTU-2	Trane	TCC024F100BG	3333KMM2H	2	Medical Records Roof	2003		None	None				10 years	Yes	Yes	
	Mini Split AHU	Goodman	VMC24-1A	80000081		Admin Building Cor Room	2003		None	None				7 years	No	No	
	Mini Split CDU	Goodman	VMC24-1A	8407041		Admin Building Roof	2000		None	None				7 years	No	No	
	Cond Pump-1	Taco	F15009E2HAJ1LOA	277495/3	15hp	Chiller Plant	2003		None	None				15 years	No	No	
	Cond Pump-2	Taco	F15009E2HAJ1LOA	277495/3	15hp	Chiller Plant	2003		None	None				15 years	No	No	
	Cond Pump-3	Taco	F15009E2HAJ1LOA	277495/3	15hp	Chiller Plant	2003		None	None				15 years	No	No	
	Chw Pump-1	Taco	F13013E2KAH1LOA	277495/1	25hp	Chiller Plant	2003		None	None				16 years	No	No	
	Chw Pump-2	Taco	F13013E2KAH1LOA	277495/1	25hp	Chiller Plant	2003		None	None				16 years	No	No	
	Chw Pump-3	Taco	F13013E2KAH1LOA	277495/1	25hp	Chiller Plant	2003		None	None				16 years	No	No	
	Tower-1	BAC	3272A-2	U037189501		Chiller Plant	2003		Scale build up on coil	Clean	\$5,000			16 years	No	Yes	
	Tower-2	BAC	3272A-2	U037189501		Chiller Plant	2003		Scale build up on coil	Clean	\$5,000			16 years	No	Yes	
	HWP-1	Taco	F12511E2HAJ1LOA	277495-5	15hp	Boiler Room	2003		None	Find and fix leak	\$2,000			15 years	No	No	
	HWP-2	Taco	F12511E2HAJ1LOA	277495-5	15hp	Boiler Room	2003		Water leak	Find and fix leak	\$2,000			15 years	No	No	
	Air Cooled Condenser	Scotsman	N/A	N/A	4680164	N/A	Kitchen Roof	N/A		Past ASHRAE service life	Replace	\$4,420			14 years	Yes	Yes
	AHU 2	Trane	MCCB0080UA0A0UA	K07G96157		A-Pod	2007		None	None	None				14 years	Yes	Yes
	AHU 3	Trane	MCCB0080UA0A0UA	K07D96138		C-Pod	2007		None	None	None				14 years	Yes	Yes
	AHU 4	Trane	MCCB0080UA0A0UB	K07G96170		A-Pod	2007		None	None	None				14 years	Yes	Yes
	AHU 5	Trane	MCCB0080UA0A0UB	K07G96203		C-Pod	2007		None	None	None				1 year	Yes	Yes
	AHU 6	Trane	MCCB0080UA0A0UB	K79A48429		A-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			1 year	Yes	Yes
	AHU 7	Trane	MCCB0080UA0A0UB	K79A48424		C-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			1 year	Yes	Yes
	AHU 8	Trane	MCCB0080UA0A0UB	K79A48423		A-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			1 year	Yes	Yes
	AHU 9	Trane	MCCB0080UA0A0UB	K79A48430		C-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			14 years	Yes	Yes
AHU 10	Trane	MCCB0080UA0A0UA	K09G96151		B-Pod	2007		None	None	None				14 years	Yes	Yes	
AHU 11	Trane	MCCB0080UA0A0UA	K07G96190		B-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			1 year	Yes	Yes	
AHU 12	Trane	MCCB0080UA0A0UA	K79A48432		B-Pod	1979		Past ASHRAE service life	Past ASHRAE service life	Replace	\$16,050			1 year	Yes	Yes	
AHU 13	Trane	MCCB0080UA0A0UA	K79A48426		Control 2 Roof	1959		Cabinet damage	Cabinet damage	Fix	\$500			6 years	Yes	Yes	
AHU 16	Magic Aire	90-BR	990178105		Boiler Room	2005		None	None	None				12 years	Yes	Yes	
AHU 17	Trane	MCCB021UAC0UB	K05G92971		Boiler Room	2005		Past ASHRAE service life	Past ASHRAE service life	Replace	\$27,080			1 year	Yes	Yes	
AHU 18	Trane	MCCB021UAC0UB	K05E00017		D-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$27,080			1 year	Yes	Yes	
AHU 19	Trane	MCCB021UAC0UB	K05E00018		D-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 20	Trane	MCCB021UAC0UB	K05E00011		E-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 21	Trane	MCCB021UAC0UB	K05E00012		E-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 22	Trane	MCCB021UAC0UB	K05E00013		F-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 23	Trane	MCCB021UAC0UB	K05E00014		F-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 24	Trane	MCCB021UAC0UB	K05E00015		G-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 25	Trane	MCCB021UAC0UB	K05E00016		G-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 26	Trane	MCCB021UAC0UB	K05E01317		H-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	
AHU 27	Trane	MCCB021UAC0UB	K05E01318		H-Pod	1986		Past ASHRAE service life	Past ASHRAE service life	Replace	\$24,900			1 year	Yes	Yes	

FACILITY ID		FACILITY NAME														
2462		John E. Polk Correctional Facility														
211 Bush Blvd.																
Sanford FL 32773																
Year Built: 1985																
Sq ft: 190000																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU 28	Trane	CCDB14DNFE	K86E99882		Loading Dock	1986		Past ASHRAE service life	Replace		\$24,350		1 year	Yes	Yes	
AHU 29	Trane	CCDB12CFOE	K86E99883		Loading Dock	1986		Past ASHRAE service life	Replace		\$22,740		1 year	Yes	Yes	
AHU 30	Trane	CCDB06CFOE	K86E01319		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes	
AHU 31	Trane	CCDB08EFOE	K86E01320		G-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes	
AHU 32	Trane	CCDB08DNFE	K86E01321		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes	
AHU 33	Trane	CCDB08EFOE	K86E01322		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes	
PKG 34	Trane	4WCC304813000AA	7051JWW9H	4	Control 2 Roof	2006		None	None				13 years	Yes	Yes	
PKG 35	Trane	4WCC3035A3000AA	6442XME9H	3	Control 2 Roof	2006		None	None				13 years	Yes	Yes	
PKG 36	Trane	2WCC3030A1000AA	73421ME9H	2 1/2	Control 2 Roof	2006		None	None				13 years	Yes	Yes	
PKG 37	Trane	2WCC3024A1000AA	7192KL39H	2	Control 2 Roof	2006		None	None				13 years	Yes	Yes	
EF-1	Cook	210R4B	7020203	1/3	Chiller Plant Roof	2000		None	None				12 years	No	Yes	
EF-2	Cook	210R4B	77020203	1/3	Chiller Plant Roof	2000		None	None				12 years	No	Yes	
PRV-001	Greenheck	G-100-A	00J2005	1/4	B-Pod	2000		None	None				12 years	No	Yes	
PRV-002	Greenheck	G-95-D	00J20107	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-003	Greenheck	G-95-D	00J02108	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-004	Greenheck	GB-200-A	00J21353	1/4	A-Pod	2000		None	None				12 years	No	Yes	
PRV-005	Greenheck	G-85-D	00J21435	1/20	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-006	Greenheck	G-70-D	00J21413	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-008	Greenheck	G-100-A	00J20007	1/4	A-Pod	2000		None	None				12 years	No	Yes	
PRV-009	Greenheck	G-100-A	00J20008	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-010	Greenheck	G-100-A	00J12005	1/3	A-Pod	2000		None	None				12 years	No	Yes	
PRV-011	Greenheck	GB-100-A	00J20009	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-012	Greenheck	GB-200-3	00J21358	1/3	B-Pod	2000		None	None				12 years	No	Yes	
PRV-013	Greenheck	GB-200-3	00J121337	1/3	B-Pod	2000		None	None				12 years	No	Yes	
PRV-014	Greenheck	G-100-A	00J20010	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-015	Greenheck	GB-200-3	00J21350	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-016	Greenheck	GB-200-3	00J21351	1/3	A-Pod	2000		None	None				12 years	No	Yes	
PRV-017	Greenheck	GB-200-3	00J21554	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-018	Greenheck	GB-200-3	00J21349	1/3	A-Pod	2000		None	None				12 years	No	Yes	
PRV-019	Greenheck	GB-200-3	GB-200-3	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-020	Greenheck	GB-200-3	00J21355	1/3	A-Pod	2000		None	None				12 years	No	Yes	
PRV-021	Greenheck	GB-200-3	00J21352	1/3	C-Pod	2000		None	None				12 years	No	Yes	
PRV-022	Greenheck	G-100-A	00J20011	1/3	B-Pod	2000		None	None				12 years	No	Yes	
PRV-023	Greenheck	GB-200-3	00J21360	1/3	B-Pod	2000		None	None				12 years	No	Yes	
PRV-024	Greenheck	CUBE-200-5	00J20239	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-025	Greenheck	GB-200-3	00J21359	1/3	B-Pod	2000		None	None				12 years	No	Yes	
PRV-026	Greenheck	G-75-D	00J20049	1/20	Admin Building Roof	2000		Fan not secured to curb	Secure				12 years	No	Yes	
PRV-27	Greenheck	G-85-D	00J20067	1/20	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-28	Greenheck	CUE-100-B	00J15961	1/6	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-30	Greenheck	GB-200-7	00J19995	3/4	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-31	Greenheck	GB-330-20	00J21633	2	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-32	Greenheck	G-70-D	00J20043	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes	
PRV-33	Greenheck	G-70-D	00J20044	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes	

FACILITY ID		FACILITY NAME													
2462		John E. Polk Correctional Facility													
211 Bush Blvd. Sanford FL 32773 Year Built: 1985 Sq ft: 190000															
Item	Make	Model	Serial #	Tons/hp/mblu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recd.	Repair \$\$\$	Replace \$\$\$	High Eff. \$\$\$	Useful Life Remaining	Outside Air	EMS?
PRV-34	Greenheck	G-70-D	00J20045	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-35	Greenheck	G-70-D	00J20046	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-36	Greenheck	G-70-D	00J20047	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-37	Greenheck	G-70-D	00J20048	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-38	Greenheck	G-100-A	00J20012	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-39	Greenheck	G-75-D	00J20050	1/25	Admin Building Roof	1979		None	None				12 years	No	Yes
PRV-40	Greenheck	G-85-D	00J20068	1/20	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-41	Greenheck	G-100-A	00J20013	1/4	Admin Building Roof	1979		None	None				12 years	No	Yes
PRV-42	Greenheck	G-65-D	00J07987	1/30	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-43	Greenheck	G-90-D	00J21453	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-44	Greenheck	G-90-D	00J21454	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-45-Q	Greenheck	CUBE-200-7	00J16411	3/4	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-46	Greenheck	CUBE-180-3	00J16399	1/3	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-47	Greenheck	CUBE-200-5	00J20240	1/2	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-50	Greenheck	G-80-D	00J21455	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-51	Greenheck	G-90-D	00J21456	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-52	Greenheck	G-95-D	00J20104	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-53	Greenheck	CUBE-300-20	00J20257	2	D-Pod	2000		None	None				12 years	No	Yes
PRV-54	Greenheck	G-95-D	00J21461	1/8	D-Pod	2000		None	None				12 years	No	Yes
PRV-55	Greenheck	G-95-D	00J21465	1/2	F-Pod	2000		Bad motor	Fix or replace motor	\$400			12 years	No	Yes
PRV-56	Greenheck	CUBE-240-20	00J20255	2	D-Pod	2000		None	None				12 years	No	Yes
PRV-58	Greenheck	G-95-D	00J20105	1/8	D-Pod	2000		None	None				12 years	No	Yes
PRV-59	Greenheck	CUBE-300-10	00J21617	1	E-Pod	2000		None	None				12 years	No	Yes
PRV-60	Greenheck	G-95-D	00J20106	1/8	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-61	Greenheck	G-95-D	00J20105	1/8	E-Pod	2000		None	None				12 years	No	Yes
PRV-63	Greenheck	CUBE-300-15	00J20258	1	E-Pod	2000		None	None				12 years	No	Yes
PRV-64	Greenheck	G-95-D	00J21462	1	E-Pod	2000		None	None				12 years	No	Yes
PRV-65	Greenheck	CUBE-300-15	00J20261	1	F-Pod	2000		None	None				12 years	No	Yes
PRV-66	Greenheck	G-55-D	00J212397	1/4	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-68	Greenheck	CUBE-300-15	00J21262	1	F-Pod	2000		Bad motor	Fix or replace motor	\$400			12 years	No	Yes
PRV-69	Greenheck	G-95-D	00J21464	1/2	F-Pod	2000		None	None				12 years	No	Yes
PRV-70	Greenheck	CUBE-300-15	00J20259	1	G-Pod	2000		None	None				12 years	No	Yes
PRV-71	Greenheck	G-95-D	00J21465	1/2	G-Pod	2000		None	None				12 years	No	Yes
PRV-74	Greenheck	G-95-D	00J21466	1	G-Pod	2000		None	None				12 years	No	Yes
PRV-75	Greenheck	CUBE-300-10	00J21619	1	H-Pod	2000		None	None				12 years	No	Yes
PRV-76	Greenheck	CUBE-300-10	00J21618	1	G-Pod	2000		None	None				12 years	No	Yes
PRV-77	Greenheck	CUBE-300-15	00J20260	1	H-Pod	2000		None	None				12 years	No	Yes
PRV-78	Greenheck	CUBE-300-15	00J20260	1	H-Pod	2000		None	None				12 years	No	Yes
PRV-79	Greenheck	G-80-D	00J20039	1/4	H-Pod	2000		None	None				12 years	No	Yes
PRV-80	Greenheck	G-85-D	00J20069	1/20	E-Pod	2000		None	None				12 years	No	Yes
PRV-81	Greenheck	G-85-D	00J21436	1/20	Warehouse Roof	2000		None	None				12 years	No	Yes
PRV-86	Greenheck	G-70-G	00J25595	1/60	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-87	Greenheck	G-80-D	00J23139	1/2	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-89	Greenheck	G-85-D	00J20042	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-93	Greenheck	G-90-D	00J21457	1/15	Control 2 Roof	2000		None	None				12 years	No	Yes

FACILITY ID		FACILITY NAME													
2462		John E. Polk Correctional Facility													
211 Bush Blvd.															
Sanford FL 32773															
Year Built: 1985															
Sq ft: 190000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
PRV-94-Q	Greenheck	G-90-D	00J21458	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-95	Greenheck	G-95-D	00J21460	1/30	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-96	Greenheck	GB-240-7	00J21373	3/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-97	Greenheck	G-70-D	00J25606	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-99	Greenheck	CUBE-100HP-3	00J21554	3	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-100	Greenheck	G-120-A	00J21395	1/3	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-101	Greenheck	G-100-B	00J21378	1/6	Warehouse Roof	2000		None	None				12 years	No	Yes
PRV-102	Greenheck	CUBE-300-20	00J21620	2	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-103	Greenheck	G-65-D	00J21403	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-106	Cook	300ACSC300SC10B	047S848904-00	3	Admin Building Roof	2005		None	None				17 years	No	Yes
KEF-2	Greenheck	CUBE-200-5	1121979	2	Kitchen Roof	2000		None	None				12 years	No	Yes
KEF-3	Greenheck	CUBE-300-15-6	1121990	2	Kitchen Roof	2000		Fan not secured to roof	Secure	\$200			12 years	No	Yes
KEF-4	Greenheck	CUBE-300-15-6	1121989	2	Kitchen Roof	2000		None	None				12 years	No	Yes
KSF-1	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace		\$4,575		1 year	No	No
KSF-2	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace		\$4,575		1 year	No	No
KSF-3	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace		\$4,575		1 year	No	No
PRV-NT	Greenheck	G-70-D	00J25607	1/4	Control 1 Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-75-G	00J25625	1/4	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-60-D	00J20036	1/20	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	N/A	N/A	N/A	1/20	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	90C15DH	11RC1203	1/8	Kitchen Roof	2000		Dirty	Clean	\$300			12 years	No	No
PRV-NT	Greenheck	G-65-D	00J21404	1/2	Warehouse Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-70-D	00J25596	1/2	Admin Building Roof	2000		None	None				12 years	No	Yes

FACILITY ID		FACILITY NAME													
3029		WTP Heathrow													
1500 International Dr.															
Lake Mary, FL 32746															
Year Built: 1994															
Sq ft: 3448															
Item	Make	Model	Serial #	Tonship/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU-1	Bard	WA182-AOU	139D011609273	1 1/2	Control Bldg	2002	3	None	None				10yrs	Yes	No
4-Exhaust Fans	Centri Master	Pu135E1	XDS15203	1/6	Control Bldg -Roof	2003	3	None	None				15yrs	No	No
Backroom Exhaust	Master Elite	V80	N/A	1/4	Control Bldg	1994	3	Fan Pulls No Air	Replace		\$1,500		0	No	No
WPU-2	Bard	WA301	123B011504310	2 1/2	Back Control Bldg.	2001	3	None	None				10yrs	Yes	No
WPU-3	Bard	WA301	123B011502923	2 1/2	Back Control Bldg.	2002	3	None	None				10yrs	Yes	No

FACILITY ID		FACILITY NAME													
8010		WTP Indian Hills													
1900 Wilshire Blvd															
Casselberry, FL 32730															
Year Built: 1976															
Sq ft: 820															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AC-WALL MOUNT	BARD	WA372-A00	225N072426628-02	3	OUTSIDE BACK WALL	2008		NONE	NONE				10YR'S	YES	NO
EF-1	N/A	N/A	N/A	N/A	STORAGE ROOM	N/A		FAN DON'T WORK	REPLACE		\$1,590		0	NO	NO
EF-2	DAYTON	2C7138	A00-909039	1/20	ACID BLDG.	N/A		NONE	NONE				10YR'S	NO	NO

FACILITY ID		FACILITY NAME													
3451		WTP Lake Hayes													
535 Lake Hayes Rd															
Oviedo, FL 32765															
Year Built: 1985															
Sq ft: 756															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	TRANE	FV4ANB006	3701A67162		Inside Bulg.	n/a		none	none				5yr's	no	no
C/U-1	TRANE	4SCU13LE184P	1606C07561	4	N. Side of Bulg.	2007		none	none				14yr's	no	no
EF-1&2	Dayton	9K965	n/a	1/20	Hypo Pump Cabinets	n/a		none	none				10yr's	no	no
EF-3	Dayton	9K965	n/a	1/8	ACID Bulg.	n/a		none	none				10yr's	no	no
EF-4	Dayton	9K965	n/a	1/20	Storage next to Acid bldg.	n/a		none	none				10yr's	no	no

FACILITY ID		FACILITY NAME													
8086		WTP Lynwood													
1003 Jerome Way Apopka, FL 32703 Year Built: 1999 Sq ft: 4735															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining 10YRS	Outside Air	EMS?
AHU-1	TRANE	TWEP060C100A6	P0511611V		MECH. ROOM BACK OF BLDG.	1999	100000	NONE	NONE				10YRS	YES	NO
CU-1	TRANE	TWEP060C100A6	P0855N01F	5	OUTSIDE MECH. ROOM BACK OF BLDG.	1999	100000	NONE	NONE				10YRS	NO	NO
2-HEATERS	TPL-CORPORATION	P3P5S15	71WD15101	10-KW	PUMP ROOM	2001	100000	NONE	NONE				10YRS	NO	NO

FACILITY ID		FACILITY NAME													
8114		WTP Markham Regional													
5651 Lake Gussie Circle															
Sanford, FL 32771															
Year Built: 2003															
Sq ft: 6400															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	CARRIER	99MR0127BA020103	2402F60966		NE-SIDE MECH.-ROOM	2000		NONE	NONE				8YR'S	YES	NO
C/U	CARRIER	38BRCD42520	1600E27167	3 1/2	OUTSIDE NE-SIDE MECH.-ROOM	2000		DIRTY COIL	CLEAN	\$200			8YR'S	NO	NO
EF-1-OF-8	GREENHECK	BDCE-2M26-1S-T	2821647	N/A	PUMP ROOM	2000		NONE	NONE				13YR'S	NO	NO
ELEC. HEATERS 1OF-2	MARKEL	VV1000483BTL5	550173-04	10-KW	PUMP ROOM	2004		NONE	NONE				12YR'S	NO	NO

FACILITY ID		FACILITY NAME														
2511-01		WTP Southeast Regional - Office and Maintenance Building														
3300 Dike Rd.																
Winter Park FL 32792																
Year Built: 2002																
Sq Ft: 27776																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU 1	Trane	2TGB3F25A1000AC	7262YD76V		2nd Floor Storage	2007		None	None				15 years	No	No	
CDU 1	Bryant	661CJ024-A	1400E28506	2	Outside Ground	2000		Dirty coil	Clean	\$200			8 years	No	No	
AHU 2	Carrier	40AQ036300	0488AQ9472		Ctr Office Upstairs	1988		Past ASHRAE service life	Replace		\$3,240		1 year	No	No	
CDU 2	Tappan	FS3PA-036KA	F6D030400868	3	Outside Ground	2004		Dirty coil	Clean	\$250			11 years	No	No	
AHU 3	Carrier	40AQ036300BU	2588A13597		1st Floor Men's Rm	1988		Past ASHRAE service life	Replace		\$5,240		1 year	No	No	
CDU 3	Goodman	CKL36-1H	21044 6730	3	Outside Ground	2004		None	None				11 years	No	No	
Exhaust Fans (2)	Penn	FMX-36B	N/A	10	Roof	1988		Backdraft dampers won't open	Repair	\$1,000			2 years	No	No	
Exhaust Fans (2)	Penn	Z-8	N/A	1/4	Bathrooms	1988		Dirty	Clean	\$200			1 year	No	No	
Exhaust Fan (1)	Penn	WXR94	N/A	1/2	Workshop	1988		None	None				3 years	No	No	
Ice Machine	Manitowoc	QV0452A	563679	2	Warehouse	2000		None	None				5 years	No	No	
Electric Heaters (8)	Marley Q Mark	8-Q-Mark 15 KW Each	06-88-1491	120	Warehouse	1988		None	None				10 years	No	No	

FACILITY ID		FACILITY NAME													
2511-02		WTP Southeast Regional - Maintenance Building													
3306 Dike Rd															
Winter Park FL 32792															
Year Built: 2002															
Sq ft: 27776															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Carrier	FB4ANF060	3201A71986		Inside Mech Rm	2001		None	None				8 years	Yes	No
CDU 1	Carrier	38YCC080540	3201E01457	5	Ground	2001		None	None				8 years	No	No
AHU 2	Carrier	FB4ANF036	3201A83447		Inside Mech Rm	2001		None	None				8 years	Yes	No
CDU 2	Carrier	38YCC080550	1402E94784	3	Ground	2001		None	None				8 years	No	No
AHU 3	Carrier	FB4ANF048	1501A66535		Inside Mech Rm	2001		None	None				8 years	Yes	No
CDU 3	Carrier	38YCC048520	4200E16228	4	Ground	2001		None	None				8 years	No	No

FACILITY ID		FACILITY NAME													
2511-03		WTP Southeast Regional - Water Operations													
	3304 Dike Rd.														
	Winter Park FL 32792														
	Year Built: 2002														
	Sq ft: 27776														
Item	Make	Model	Serial #	Tons/hp/mbrtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Exhaust Fans (2)	Nutone	672RB	N/A	1/4	Bathrooms	2001		None	None				13 years	No	No
AHU 1	Trane	TWE090A300CA	R475LOE5H		Inside Mech Rm	2000		None	None				8 years	No	No
CDU 1	Trane	TWA090A400DA	Z411PPMAH	7 1/2	Ground North Side	2001		None	None				8 years	No	No
AHU 2	Trane	TWE090A300CA	R478PDS5H		Inside Mech Rm	2000		None	None				8 years	No	No
CDU 2	Trane	TWA090A400DA	Z411L7FAH	7 1/2	Ground North Side	2001		Dirty coil	Clean	\$250			8 years	No	No
PRV-2	Cook	100C100H	PRV-2-6831	1/4	Roof	2001		None	None				13 years	No	No
Exhaust Fan	Cook	128CPV	EF-1-6831	1/3	Lab Hood	2001		Rusty housing	Clean and paint	\$550			13 years	No	No
PRV-1	Cook	100C150H	PRV-1-6831	1/8	Roof	2001		None	None				13 years	No	No
PRV-3	Cook	270C68	PRV-3-6831	3/4	Roof	2001		None	None				13 years	No	No
PRV-4	Cook	60LEU	PRV-4-6831	15	Roof	2001		Rusty housing	Clean and paint	\$1,000			10 years	No	No
PRV-5	Cook	135C10D	PRV-5-6831	1/6	Roof	2001		None	None				13 years	No	No
PRV-6	Cook	120C10D	PRV-6-6831	1/6	Roof	2001		None	None				13 years	No	No
PRV-7	Cook	245C9B	PRV-7-6831	2	Roof	2001		None	None				13 years	No	No
PRV-8	Cook	355C10B	PRV-8-6831	3	Roof	2001		None	None				13 years	No	No
PRV-9	Cook	355C10B	PRV-9-6831	3	Roof	2001		None	None				13 years	No	No
PRV-10	Cook	355C10B	PRV-10-6831	3	Roof	2001		None	None				13 years	No	No
PRV-11	Cook	355C10B	PRV-11-6831	3	Roof	2001		None	None				13 years	No	No
AHU	Carrier	F44ANF036	4702A96498		Lab Ceiling	2002		None	None				9 years	No	No
CDU	Carrier	36CKC036-611	3602E13168	3	Ground North Side	2002		None	None				9 years	No	No

FACILITY ID		FACILITY NAME																	
3314		WWTP Greenwood Lakes - Office																	
701 Greenway Blvd.																			
Lake Mary, FL 32746																			
Year Built: 1976																			
Sq ft: 5838																			
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining Yrs	Outside Air	EMS?				
RTU 1	Trane	WCD120B400	R181028670	10	Office Roof	2000		Dirty Coil & O/A Filter	Clean	\$250			8yrs	Yes	No				
Ice Machine	Manitowoc	QD0452A	1064043	2	Back Of Office Bldg.	2001		None	None				5yrs	No	No				
Fume Hood Exh.-Fan	N/A	N/A	N/A	N/A	Office Roof	N/A		Bad Housing	Replace		\$5,475		1yr	No	No				
Exh.-Fan	N/A	N/A	N/A	N/A	Office Roof	N/A		Fan Don't Work	Replace		\$1,950		0	No	No				

FACILITY ID		FACILITY NAME													
3314		WWTP Greenwood Lakes - Chlorine Bldg													
701 Greenway Blvd. Lake Mary, FL 32746 Year Built: 1976 Sq ft: 5838															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining 10yrs	Outside Air	EMS?
WPU	Bard	WA242-A10XX4XXXX	140H052052129-02	2	Chlorine Bldg.	2002		None	None					Yes	No

FACILITY ID		FACILITY NAME														
3314		WWTP Greenwood Lakes - Electronic Control Bldg														
701 Greenway Blvd.																
Lake Mary, FL 32746																
Year Built: 1976																
Sq ft: 5638																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Frigidaire	B3BU-030K-AB	B3B030312862		Elec. Control Bldg.	2004		No Filler in Unit	Replace Filler				12yr's	No	No	
C/U	Frigidaire	FS3BA-030KA	FSAD40100543	2 1/2	Elec. Control Bldg.	2004		Dirty Coil	Clean	\$250			12yr's	No	No	

FACILITY ID				FACILITY NAME												
3314				WWTP Greenwood Lakes - Receiving Bldg												
701 Greenway Blvd.																
Lake Mary, FL 32746																
Year Built: 1976																
Sq ft: 5838																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$	Replace \$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
RTU 2	GOETTL	HP302E2	6249002	2 1/2	Receiving Bldg.-Roof	1990		Fin Damage	Fix	\$300			2yr's	No	No	
Exh.-Fan's	N/A	N/A	N/A	N/A	Receiving Bldg.-Roof	N/A		Fan's Don't Work	Replace		\$3,000		0	No	No	
Ice Machine	Scotsman	CM500AE-1D	155597-03W	2	Receiving Bldg.	1997		None	None				2yr's	No	No	

FACILITY ID		FACILITY NAME														
3314		WWTP Greenwood Lakes - Master Lift Station														
701 Greenway Blvd.																
Lake Mary, FL 32746																
Year Built: 1976																
Sq ft: 5638																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
CONTROL BOX	KOOL TRONICS				Master Lift Station											

FACILITY ID		FACILITY NAME														
8001		WWTP Yankee Lake														
501 Yankee Lake Rd. Sanford, FL 32771																
Item	Make	Model	Serial #	Tons/hr/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?	
AHU	TRANE	TWE090A300EL	4353PEABD		EAST SIDE MECH. ROOM	2004	7/5/04	NONE	NONE				12YR/S	YES	NO	
CDU	TRANE	TTA090A400FA	4351WVC4AD	7 1/2	OUTSIDE EAST SIDE MECH. ROOM	2004		DIRTY COIL	CLEAN COIL	\$200			12YR/S	NO	NO	
Ice Machine	Manitowac	QD0282A	10660761	1	BACK OF ADMIN BLDG.	2001		DIRTY FILTER	CLEAN		\$980		5YR/S	NO	NO	
1-OF2-Exhaust Fans	Cook Ace	70C10D	S234023-00	N/A	ADMIN ROOF	1988		FAN'S DONT WORK NEED SERVICE OR REPLACED	REPLACE FAN'S		\$2,890		1YR	NO	NO	
1-FO-3-Exhaust Fans	Cook Ace	N/A	N/A	N/A	ADMIN ROOF	N/A		ONE NOISY ONE DONT WORK	REPLACE FAN'S		\$10,550		1YR	YES	NO	
2-FUMEHOOD-Exhaust Fans	N/A	N/A	N/A	N/A	ADMIN ROOF	N/A		OLD & RUSTY WORK	REPLACE FAN		\$5,275		1YR	YES	NO	
1-FUMEHOOD-SUPPLY FAN	N/A	N/A	N/A	N/A	ADMIN ROOF	N/A							1YR	YES	NO	
WPU	BARD	WA121-A05	159L021761091-01	1	BLDG. BACK OF PLANT	2001		NONE	NONE				9YR'S	YES	NO	

Building Automated System (BAS) List

Building Automated System (BAS) Management Networks

Central Transfer Station (Bldg. #8025)
1950 SR 419
Longwood, FL 32750

Civil Courthouse (Bldg. #2476)
301 Park Ave. North
Sanford, FL 32771

County Services Building (Bldg. #2453)
1101 E. First St.
Sanford, FL 32771

Criminal Justice Center (Bldg. #8120)
101 Bush Blvd.
Sanford, FL 32773

Human & Health Services (HHS) Building (Bldg. #2457)
400 Airport Blvd. West
Sanford, FL 32773

Public Safety Building (Bldg. #8075)
150 Bush Blvd.
Sanford, FL 32773

Sylvan Lake Park (Bldg. #2509)
815 Lake Markham Rd.
Sanford, FL 32771

<div style="display: flex; justify-content: space-between;"> ACORD CERTIFICATE OF LIABILITY INSURANCE Date (MM/DD/YY) 10/07/2008 </div>					
PRODUCER Work Comp Associates, Inc. P.O. Box 33297 Palm Beach Gardens, FL 33420-3297 USA			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.		
INSURED JPI Mechanical Services, Inc. 306 Ryder Lane Suite 1218 Casselberry, FL 32707-3824			COMPANIES AFFORDING COVERAGE		
			COMPANY		
			A BusinessFirst Insurance Company		
			COMPANY		
			B		
			COMPANY		
			C		
			COMPANY		
			D		
COVERAGES THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT				GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ PERSONAL & ADV INJURY \$ EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MED EXP (Any one person) \$ COMBINED SINGLE LIMIT \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per Person) \$ BODILY INJURY (Per Accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/ PARTNERS/ EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input checked="" type="checkbox"/> EXCL	0521018060000	4/1/2008	4/1/2009	XX INC STATU- TORY OTH- ER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000
	OTHER				
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS Description: HVAC Maintenance and Repair Services Agreement #RFP-600466-08/BJC A 30 day notice of cancellation applies for all reasons other than non-payment of premium.					
CERTIFICATE HOLDER			CANCELLATION		
Seminole County Seminole County Building Services 1101 East 1st Street Sanford, FL 32771-1468			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.		
			AUTHORIZED REPRESENTATIVE <i>G. L. H.</i>		
			(LMM)		
<div style="display: flex; justify-content: space-between;"> ACORD 25-8 (1/95) © ACORD CORPORATION 1988 </div>					

ACORD CERTIFICATE OF LIABILITY INSURANCE		OP ID TW JPTIME-1	DATE (MM/DD/YYYY) 10/07/08
PRODUCER Elliot Leitenberg Bruce Morse Insurance Agency 1000 Wekiva Springs Road Longwood FL 32779 Phone: 407-869-4200 Fax: 407-862-7656		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW	
INSURED JPI Mechanical Services, Inc 306 Ryder Lane Ste 1218 Casselberry FL 32707		INSURERS AFFORDING COVERAGE INSURER A: Nationwide Mutual (01) INSURER B: INSURER C: INSURER D: INSURER E:	NAIC # 23787

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSUR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	77AC821-922-3001	08/30/08	08/30/09	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	77BA821-922-3002	08/30/08	08/30/09	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA AGG \$ AUTO ONLY: AGG \$
A	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	77CU821-922-3003	08/30/08	08/30/09	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Seminole County, its officials, officers and employees are listed as
 Additional Insured on policy 77AC821922-3001 subject to the provisions of
 endorsement ACP0013

CERTIFICATE HOLDER**CANCELLATION**

SEMINO1

Seminole County Services Bldg
 1101 East First Street
 Sanford FL 32771

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE


ADMINISTRATIVE SERVICES DEPARTMENT

FLEET/FACILITIES MANAGEMENT DIVISION



September 25, 2009

Mr. Ramon Morales
JPI Mechanical Services, Inc.
306 Ryder Lane, Suite 1218
Casselberry, FL 32707

Subj: RFP-600466-08/BJC HVAC Maintenance and Repair Services Agreement

Ref: Your letter dated 9/17/09 concerning Year-End Overview

Encl: Responses to invoice requests received by fax on 9/16/09


Dear Mr. Morales:

This is in response to the referenced letter concerning the future usage of the subject contract and invoices related to repair costs. On 9/22/09, the Board of County Commissioners approved a plan to "in source" the preventive maintenance of this agreement to create savings in a budgetary constraint environment. Therefore, it is our intention to bring to the Board on 10/13/09, a request to terminate for convenience in accordance with Section 8 of our agreement after our first year of service effective midnight on 10/12/09.

On 9/16/09, we received several invoices by fax for work that has been completed for some time. Based upon the documents you have provided it appears that JPI Mechanical Services, Inc. has already been compensated for this work. The attached enclosure addresses each of these invoices.

Thanks you for your continued service provided under this agreement. If you have any questions concerning this letter, please contact my office at 407-665-5281.

Sincerely,


Ed Bayton
Fleet and Facilities Manager

ADMINISTRATIVE SERVICES DEPARTMENT

FLEET/FACILITIES MANAGEMENT DIVISION



Response to Invoices (enclosure):

Invoice 9-843

The comment you added to the invoice is that the unit was installed by another contractor. The fact is almost every piece of HCAC equipment Seminole County owns was installed by another contractor. The unit in question needed service and you were called to perform the service just like any other service request. The fact that the unit was being installed by another contractor doesn't change your contractual obligation to service it.

Invoice 9-510

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-830

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-0136

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 8-1108

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

ADMINISTRATIVE SERVICES DEPARTMENT

FLEET/FACILITIES MANAGEMENT DIVISION



Invoice 8-1158

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-0316

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-0501

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-534

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-536

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

ADMINISTRATIVE SERVICES DEPARTMENT

FLEET/FACILITIES MANAGEMENT DIVISION



Invoice 9-728

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-749

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-756

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 9-821

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment.

Invoice 8-1205

The comment you added to the invoice is that the equipment in question was not listed on exhibit "B" and therefore is not part of the contract. Section 2 of exhibit "A" of the contract makes is clear that the County can add or subtract equipment totaling up to 5% of the list in exhibit "B" without affecting the contract. The County has not added anywhere near 5% more equipment to the list. Therefore you have a contractual obligation to service this equipment. I do concede that the location ID is incorrect. However, the address is correct and Section 2 of exhibit "A" still applies.

ADMINISTRATIVE SERVICES DEPARTMENT

FLEET/FACILITIES MANAGEMENT DIVISION



Invoice 8-754

The comment you added to the invoice refers to Section 9 of exhibit "A" of the contract. Section 9 simply gives the County the option of replacing equipment if the repair cost exceeds 50% of the cost of repair. The section states clearly that the County at its sole discretion will determine if the equipment in question will be repaired or replaced. Further, Section 3 paragraph "C" of exhibit "A" defines a compressor as a "part" and section 10 of exhibit "A" states that "parts" shall be replaced at the sole expense of the contractor. Therefore you have a contractual obligation to replace the compressor.

Invoice 8-1216

The comment you added to the invoice refers to Section 9 "Replacement of Equipment by County". As stated above Section 9 simply gives the County the option of replacing equipment if the repair cost exceeds 50% of the cost of repair. The section states clearly that the County at its sole discretion will determine if the equipment in question will be repaired or replaced. Section 3 paragraph "B" of exhibit "A" defines a boiler as a "component". Section 10 of exhibit "A" states that "components" shall be replaced at the sole expense of the contractor. Therefore you have a contractual obligation to replace the boiler.

**NOTICE OF TERMINATION FOR CONVENIENCE
HVAC MAINTENANCE AND REPAIR SERVICES AGREEMENT
(RFP-600466-08/BJC)**

WHEREAS, the current economic recession and major decrease in tax revenues have mandated that Seminole County take action to minimize its expenditures, including those for outside contractors; and

WHEREAS, Seminole County management has determined that it can reduce expenditures for HVAC maintenance and repair by bringing the maintenance function in-house and by re-bidding the repair services; and

WHEREAS, Seminole County has determined that it would be in its best interest and in the best interest of the citizens and taxpayers to terminate for convenience its current agreement for HVAC maintenance and repair services with JPI Mechanical Services, Inc., dated October 13, 2008,



NOW, THEREFORE, pursuant to Section 8, "Termination", of the HVAC Maintenance and Repair Service Agreement (RFP-600466-08/BJC) entered into on October 18, 2008:

Seminole County hereby tenders its written notice to JPI Maintenance Services, Inc., whose address is 306 Ryder Lane, #1218, Casselberry, Florida 32707. As of this date the HVAC Maintenance and Repair Agreement, RFP-600466-08/BJC, dated October 13, 2008, is hereby terminated for Seminole County's convenience.

[Balance of page left intentionally blank;

Attestations on page 2 of 2]

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

As authorized for execution
by the Board of County Commissioners
at their _____, 20____
regular meeting.

County Attorney

AC/lpk
9/25/09

P:\Users\Legal Secretary CSB\Purchasing 2009\Agreements\RFP-600466 Termination.doc

